Appendix B

Heritage Restoration Project
Preliminary Document
January 10, 2015.

The Mount Community Centre
Peterborough,On.

PREPARED BY:
Neil Campbell
aside architects
FR205-33 Beaver Lake Rd.,RR1, Trent Lakes,ON.,K0L1J0
neilcampbell@asidearchitects.ca

Appendix B

COMMUNITY ON THE MOUNT

Table of Contents

Design Rational

The two verandahs on the eastern facade of the Community on the Mount are iconic and in many ways are the historic face to the entire building complex. They frame the front yard of the main building. They are the entrances to the oldest parts of the original farmhouse which became the parish of the Sisters of St Josephs. And they are rich in architectural detail that speaks of a time in Peterborough that is important to preserve.

The large and small verandah's work together. One major and one minor, and they are the front door that Community on the Mount presents to the City of Peterborough. The verandah's contribute significantly to the character of Community on the Mount and provide a distinctive look to the building that carries strong emotional value to those that know the building. Both verandah's work together to enrich the look of the building. The larger verandah's overall width and scale has provided a welcoming threshold that has for years reached out to the community.

Sadly,the verandah's have fallen into disrepair in recent years as they have been compromised by weather, settlement of foundations, and to some degree structural failure. Decks on both levels have begun to settle, joists have failed due to rot, and some of the architectural details such as the fascias, column capitals, and railings are in need of repair and in some cases replacement. Lower skirting has long since been replaced with painted plywood and aluminum screen doors have been installed over many of the existing traditional doorways. The current state of the verandah's is one in need of considered attention to restore it .

A number of remedial strategies are needed to make the verandahs safe and sound once again and recapture their former stature. In fact, building requirements need to surpass the performance of the original design in order to meet Ontario Building Code requirements for an occupancy that will have higher loading criteria. This new construction needs to be done in such a manner that the original design is reasserted and new structure, flashing details, and materials will be compatible with t

Appendix B

COMMUNITY ON THE MOUNT

Existing Architectural Details

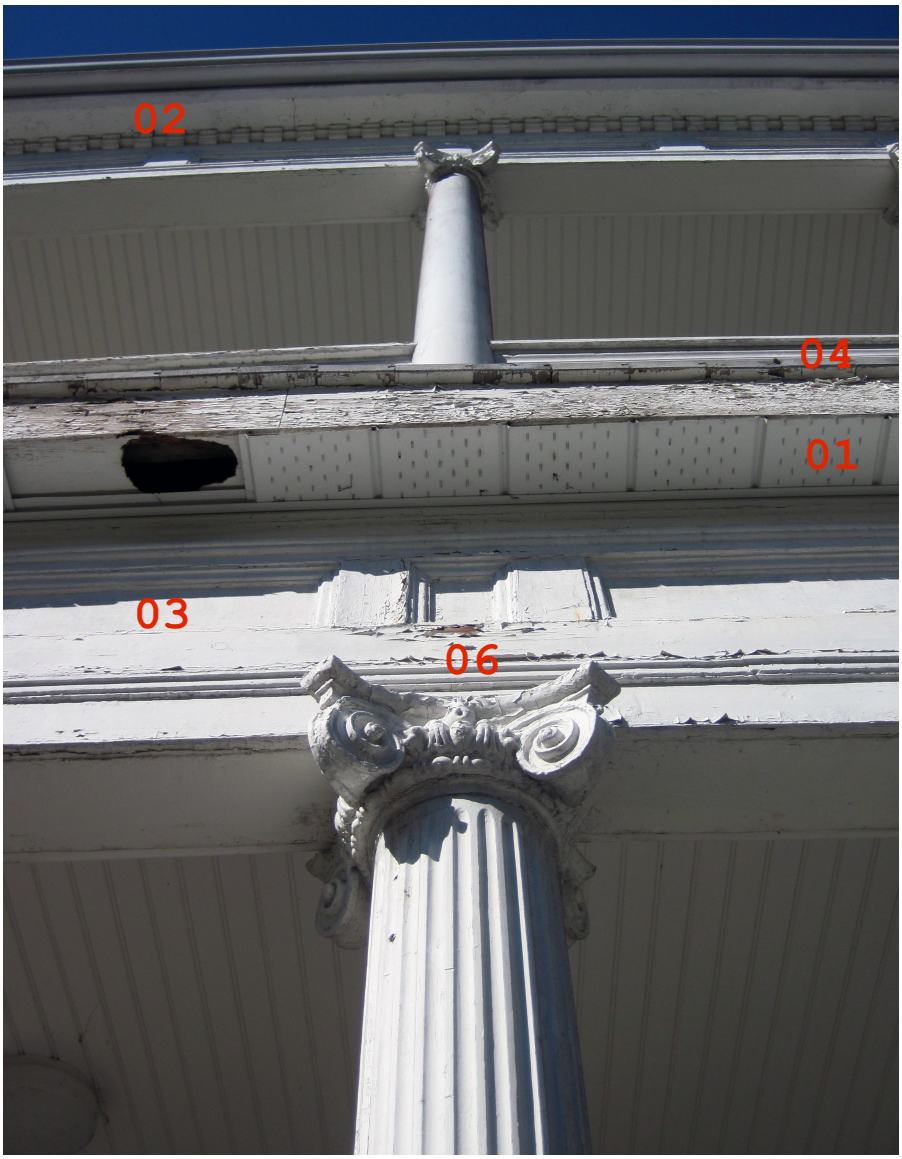
Existing Details

01 overhang and soffit
02 fascia w. dentils
03 fascia w. decorative panels
04 edge of decking
06 columns , base and ionic capitals
07 railings and balustrades
08 plywood skirt
09 concrete stairs
10 brickwork
11 RWL and downspouts
12 Doors, windows and trim

Appendix B

COMMUNITY ON THE MOUNT

Existing Architectural Details



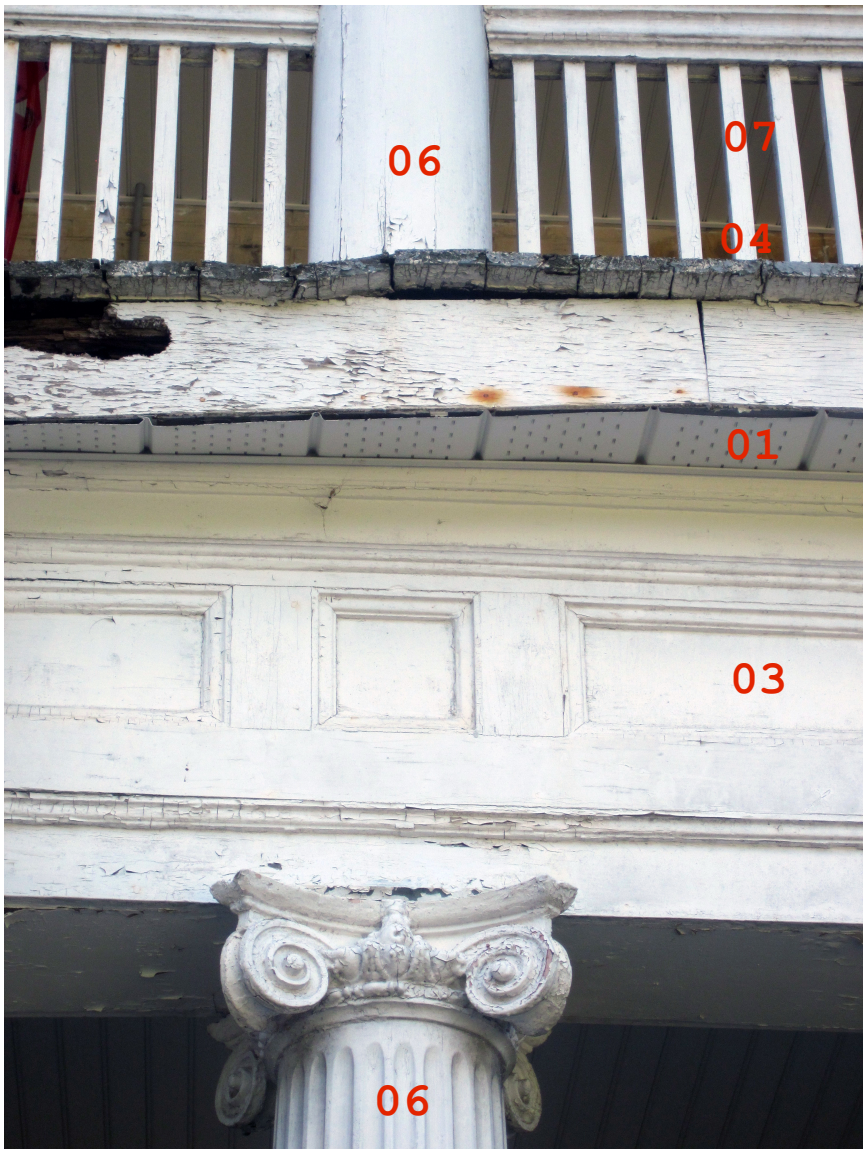
Existing Details

01 overhang and soffit
02 fascia w. dent ls
03 fascia w. decorative panels
04 edge of decking
06 columns , base and ionic capitals
07 railings and balustrades
08 plywood skirt
09 concrete stairs
10 brickwork
11 RWL and downspouts
12 Doors, windows and trim

Appendix B

COMMUNITY ON THE MOUNT

Existing Architectural Details



Existing Details

01 overhang and soffit
02 fascia w. dentils
03 fascia w. decorative panels
04 edge of decking
06 columns , base and ionic capitals
07 railings and balustrades
08 plywood skirt
09 concrete stairs
10 brickwork
11 RWL and downspouts
12 Doors, windows and trim

Appendix B

COMMUNITY ON THE MOUNT

Existing Architectural Details

Existing Details

01 overhang and soffit
02 fascia w. dentils
03 fascia w. decorative panels
04 edge of decking
06 columns , base and ionic capitals
07 railings and balustrades
08 plywood skirt
09 concrete stairs
10 brickwork
11 RWL and downspouts
12 Doors, windows and trim

Appendix B

COMMUNITY ON THE MOUNT

Existing Architectural Details

Existing Details

01 overhang and soffit
02 fascia w. dentils
03 fascia w. decorative panels
04 edge of decking
06 columns , base and ionic capitals
07 railings and balustrades
08 plywood skirt
09 concrete stairs
10 brickwork
11 RWL and downspouts
12 Doors, windows and trim

Appendix B

COMMUNITY ON THE MOUNT

Existing Architectural Details

Existing Details

01 overhang and soffit
02 fascia w. dentils
03 fascia w. decorative panels
04 edge of decking
06 columns , base and ionic capitals
07 railings and balustrades
08 plywood skirt
09 concrete stairs
10 brickwork
11 RWL and downspouts
12 Doors, windows and trim

Appendix B

COMMUNITY ON THE MOUNT

Existing Architectural Details

Existing Details

01 overhang and soffit
02 fascia w. dentils
03 fascia w. decorative panels
04 edge of decking
06 columns , base and ionic capitals
07 railings and balustrades
08 plywood skirt
09 concrete stairs
10 brickwork
11 RWL and downspouts
12 Doors, windows and trim

Appendix B

COMMUNITY ON THE MOUNT

Existing Architectural Details

Existing Details

01 overhang and soffit
02 fascia w. dentils
03 fascia w. decorative panels
04 edge of decking
06 columns , base and ionic capitals
07 railings and balustrades
08 plywood skirt
09 concrete stairs
10 brickwork
11 RWL and downspouts
12 Doors, windows and trim

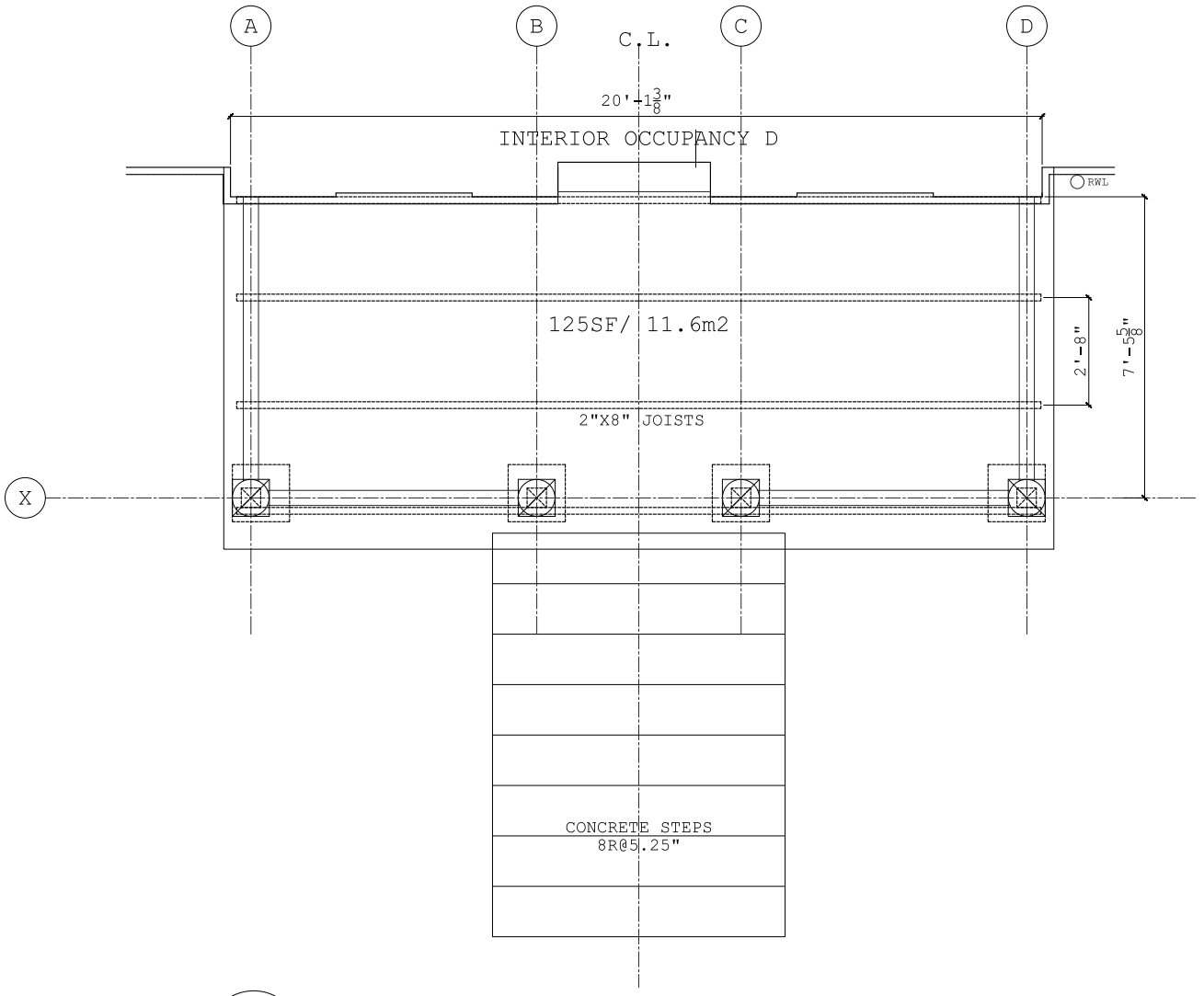
Appendix B

COMMUNITY ON THE MOUNT

Existing Architectural Details

Existing Details

01 overhang and soffit
02 fascia w. dentils
03 fascia w. decorative panels
04 edge of decking
06 columns , base and ionic capitals
07 railings and balustrades
08 plywood skirt
09 concrete stairs
10 brickwork
11 RWL and downspouts
12 Doors, windows and trim



1/A1.1 SMALL BALCONY: LOWER DECK PLAN

aside design
fr205-33 Beaver Lk. Rd.
RR.1
Trent Lakes,ON.
K0L1L0
p705.812.2451
c416.841.6983
neil@asidedesign.ca

ONTARIO ASSOCIATION OF ARCHITECTS
NEIL DEREK CAMPBELL
LICENCE
7086

	date	description
1.	10.01.14	EXISTING
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		

1/4"=1'-0"

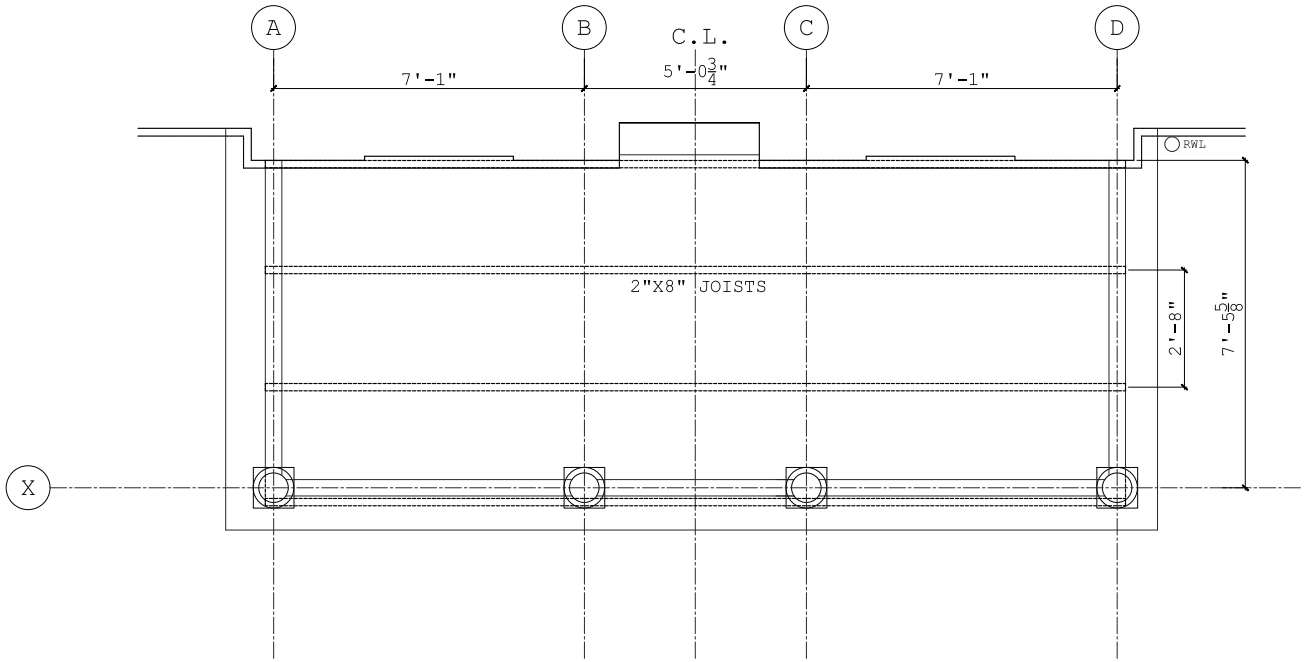
ST JOSEPHS ON THE MOUNT
SMALL BALCONY
RESTORATION
City of Peterborough, ON.

SMALL BALCONY
GRD FL PLAN

a 1.1

aside design
fr205-33 Beaver Lk. Rd.
RR.1
Trent Lakes,ON.
K0L1L0
p705.812.2451
c416.841.6983
neil@asidedesign.ca

INTERIOR OCCUPANCY D
ADJACENT CONFERENCE ROOM



1 / A1.2 SMALL BALCONY: UPPER DECK PLAN

	date	description
1.	10.01.14	EXISTING
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		

1/2"=1'-0"

ST JOSEPHS ON THE MOUNT
SMALL BALCONY
RESTORATION
City of Peterborough, ON.

SMALL BALCONY
2ND FL PLAN

a 1.2

aside design
fr.205-33 Beaver Lk. Rd.
RR.1
North Lakes,ON.
K0L1L0
p705.812.2451
c416.841.6983
neil@asidedesign.ca

ONTARIO ASSOCIATION OF ARCHITECTS
NEIL GREGG CAMPBELL
LICENCE
7086

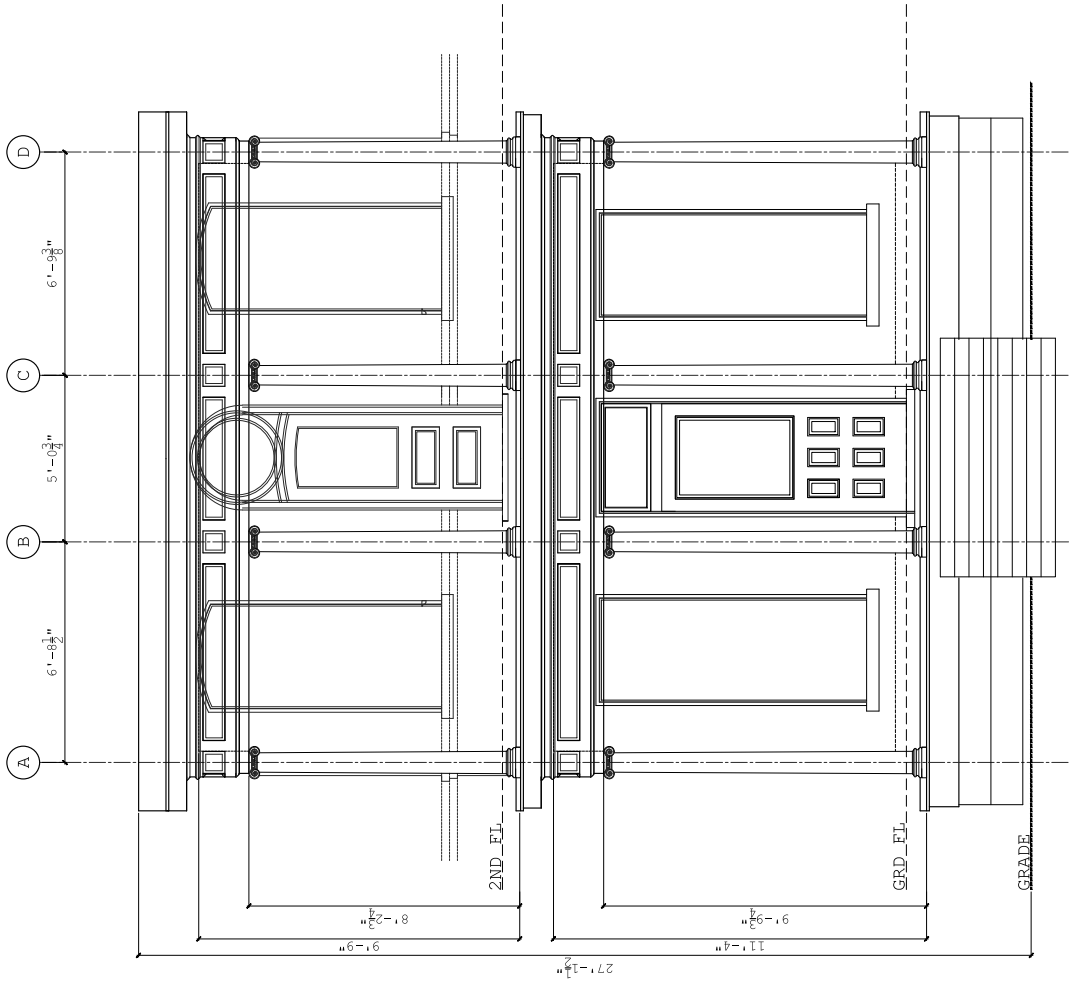
	date	description
1.	10.01.15	EXISTING
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		

3/8"=1'-0"

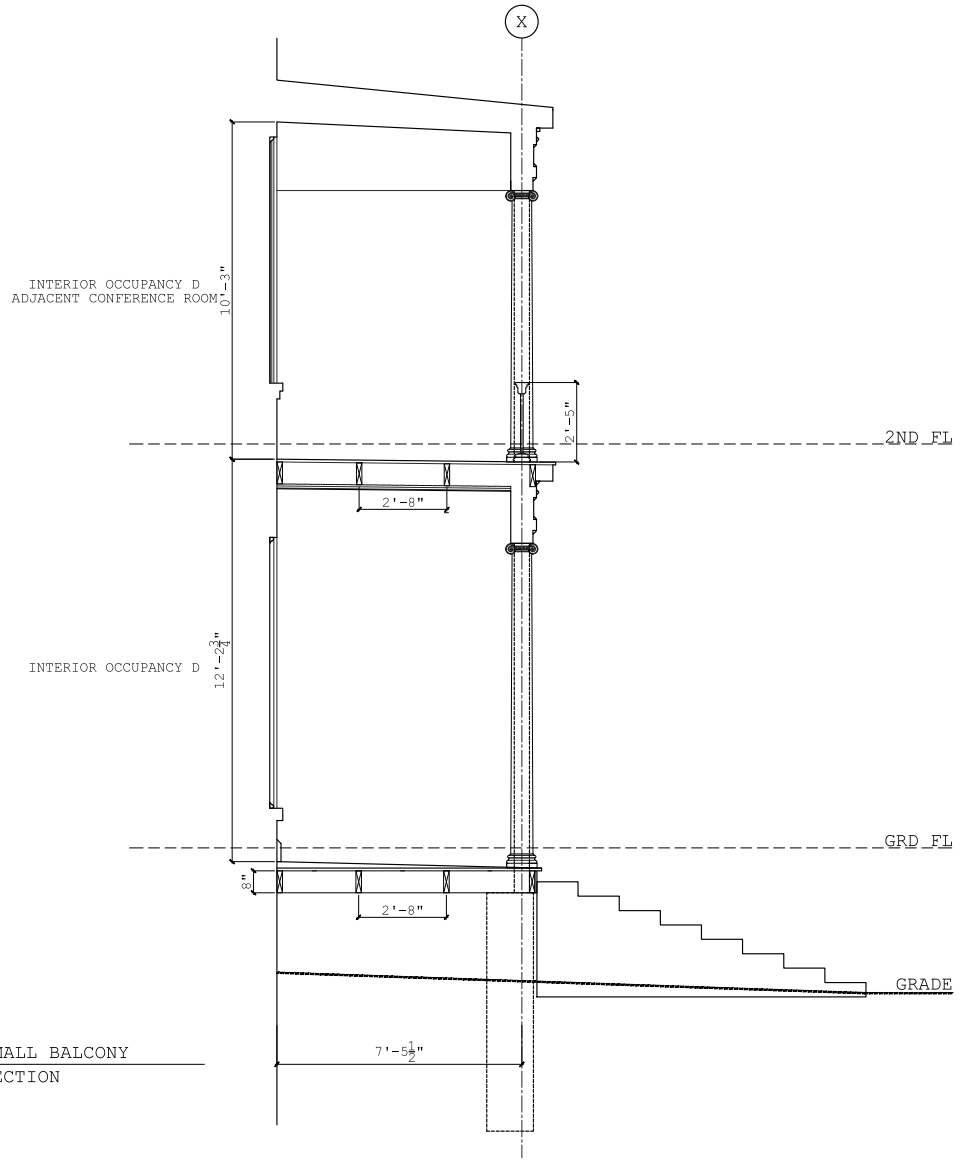
ST JOSEPHS ON THE MOUNT
SMALL BALCONY
RESTORATION
City of Peterborough, ON.

SMALL BALCONY
GRD FL PLAN

a 1.3



1 A1.3 SMALL BALCONY ELEVATION



1 / A1.4 SMALL BALCONY SECTION

aside design
fr205-33 Beaver Lk. Rd.
RR.1
Trent Lakes,ON.
K0L1L0
p705.812.2451
c416.841.6983
neil@asidedesign.ca

ONTARIO ASSOCIATION OF ARCHITECTS
NEIL DEREK CAMPBELL
LICENCE
7086

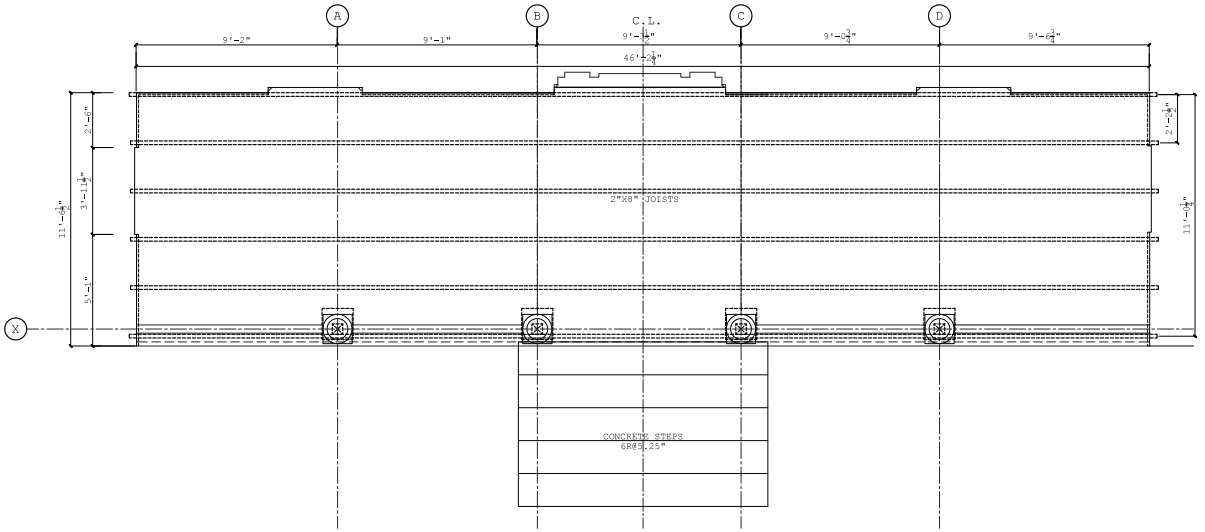
	date	description
1.	10.01.14	EXISTING
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		

3/8"=1'-0"

ST JOSEPHS ON THE MOUNT
SMALL BALCONY
RESTORATION
City of Peterborough, ON.

SMALL BALCONY
BLDG SECTION

a 1.4



1 / B1.1 LARGE BALCONY GRD FLOOR PLAN

aside design
fr205-33 Beaver Lk. Rd.
RR.1
Trent Lakes,ON.
K0L1L0
p705.812.2451
c416.841.6983
neil@asidedesign.ca

ONTARIO ASSOCIATION OF ARCHITECTS
NEIL DEREK CAMPBELL
LICENCE
7086

	date	description
1.	10.01.14	EXISTING
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		

1/4"=1'-0"

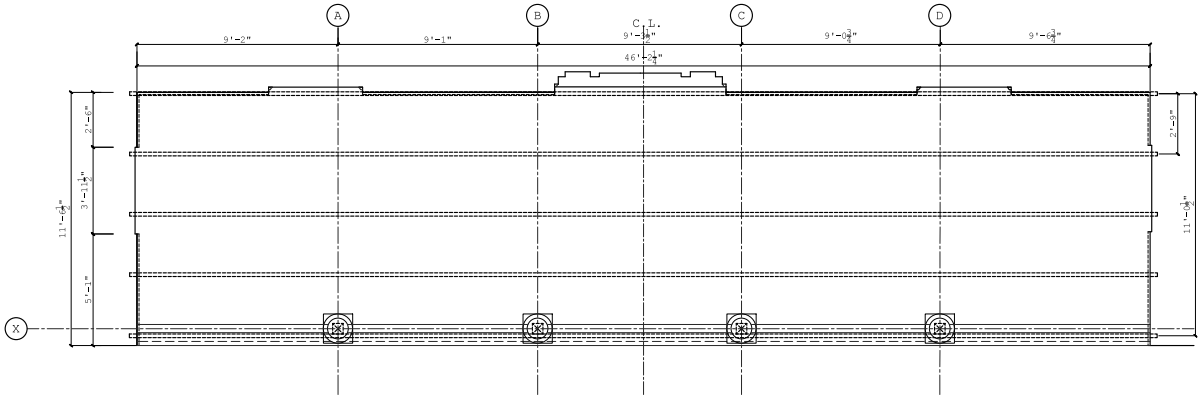
ST JOSEPHS ON THE MOUNT
SMALL BALCONY
RESTORATION
City of Peterborough, ON.

LARGE BALCONY
GRD FL PLAN

b 1.1

aside design
fr205-33 Beaver Lk. Rd.
RR.1
Trent Lakes,ON.
K0L1L0
p705.812.2451
c416.841.6983
neil@asidedesign.ca

ONTARIO ASSOCIATION OF ARCHITECTS
NEIL DEREK CAMPBELL
LICENCE
7086



1/B1.2 LARGE BALCONY GRD FLOOR PLAN

	date	description
1.	10.01.14	EXISTING
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		

1/4"=1'-0"

ST JOSEPHS ON THE MOUNT
SMALL BALCONY
RESTORATION
City of Peterborough, ON.

LARGE BALCONY
2ND FL PLAN

b 1.2

1 / B1.3 LARGE BALCONY ELEVATION

aside design
fr205-33 Beaver Lk. Rd.
RR.1
Trent Lakes,ON.
K0L1L0
p705.812.2451
c416.841.6983
neil@asidedesign.ca

ONTARIO ASSOCIATION OF ARCHITECTS
NEIL DEREK CAMPBELL
LICENCE
7086

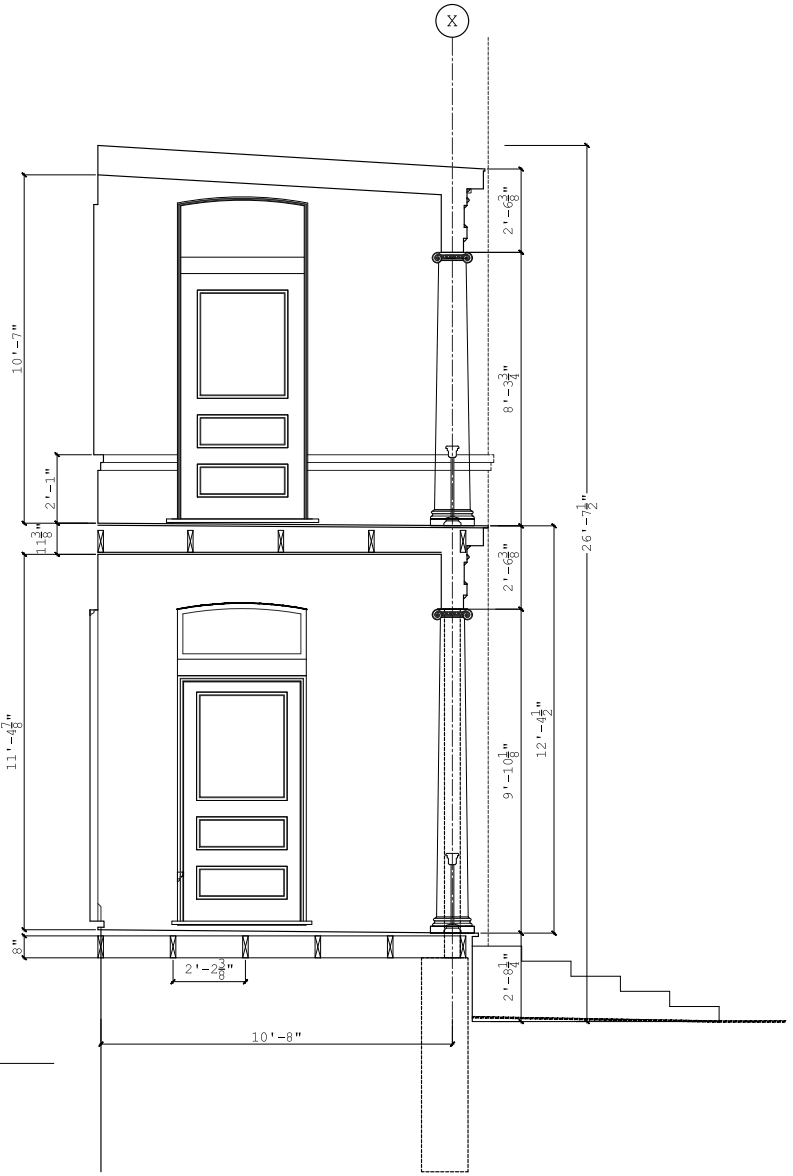
	date	description
1.	10.01.14	EXISTING
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		

3/8"=1'-0"

ST JOSEPHS ON THE MOUNT
SMALL BALCONY
RESTORATION
City of Peterborough, ON.

LARGE BALCONY
ELEVATION

b 1.3



1 / B 1.4 SMALL BALCONY SECTION

aside design
fr205-33 Beaver Lk. Rd.
RR.1
Trent Lakes,ON.
K0L1L0
p705.812.2451
c416.841.6983
neil@asidedesign.ca

ONTARIO ASSOCIATION OF ARCHITECTS
NEIL DEREK CAMPBELL
LICENCE
7086

	date	description
1.	10.01.14	EXISTING
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		

3/8"=1'-0"

ST JOSEPHS ON THE MOUNT
SMALL BALCONY
RESTORATION
City of Peterborough, ON.

LARGE BALCONY
BLDG SECTION

b 1.4

Scope of Work
The following strategies are being considered for the restoration:

03 CONCRETE
•New foundations in key areas.
Refer to structural. There may need to be excavation to determine the depth of existing foundations for the centre of the large verandah.

04 MASONRY
•Paint and old calling is to be cleaned off masonry adjacent to the existing decks.

05 METALS
•New structural. See drawings.

06 WOOD, PLASTICS AND COMPOSITES.
•Provide new skirts. See drawings.
•Provide new T&G ceiling. Prime before installation.
•Raising Railing to meet OBC requirements.
Or using part 11 in the Ontario Building Code, apply for relaxation of this requirement and retain the current height of the railings.
•Repair/ replace fascias
•Decorative Fascias and balustrades will be built and installed by Flemming College. They will be primed prior to installation.
•Repair columns including bases, columns, and capitals.
•Provide base detail to shed water properly.
•Damaged Capitals to be removed and repaired by Willowbank School in Niagara. Both damaged and in tact capital as example to be provided to school as soon as possible.

07 THERMAL AND MOISTURE PROTECTION
•New flashing details to shed water properly.
•All seems to be caulked with exterior grade causing, white or grey to match paint.
•New 6" RWL and eaves troughs will be installed. there will be two RWL for each roof.

08 OPENINGS
•Doors and door frames will be stripped of paint, patched and primed.

•All hardware will be tested and repaired if required.
•An overall locking strategy that addresses goals and occupancy going forward will be discussed with the client.

09 FINISHES
Paint existing doors, windows and frames. Doors and door frames will be refinished by others.

ADDITIONAL CONSIDERATIONS
1 Heritage screen doors
Aside Architects to price with Mintlaw Woodcraft.
2 Lighting.
An allowance for four ceiling mounted lights and six landscape lights should be carried including the installation.
The allowance for fixtures only should be:
Landscape Lighting
6 x $150 = $900
Ceiling Mounted Lights
4 x $300 = $1200
sSub-Total $$2100
3 Existing stairs and stair railings.
It needs to be determined whether these are being retained.
Options include:
• Building wooden waterfall stairs to match as close as possible the original staircases. The existing concrete stairs would remain in place below the wooden structure and provide support.
•Build a ramp for barrier-free access.
4 Third tier faux balustrades and railings.
Drawings have been prepared for rebuilding the third tier balustrade that was removed after 1952. the original element was mounted on top of the existing roof and acted as a snow fence. This made the wooden railing susceptible to rot. As an alternative to using wood composite wood was specified and costed out.
With the requirement for installing proper fasteners into the existing roof, and the use of a composite product, the overall cost is prohibitive to restore this architectural element.
5 Adjacent Landscaping by others.
Planting should be coordinated by the volunteers at Community on the Mount and there should be a plan for bedding in early May.

Tender

The Contractor will be Roger Adams of Adams Construction Services.

Contractor to provide Estimate for work by mid-February which will include:

1 quotation for structural materials
2 quotation for T&G ceilings
3 quotation for electrical work
4 quotation for painting

Work by Adams Construction will be provided on a Cost Plus basis.

As part of the work effort by Adams Construction Services, there will be coordination with Volunteers and with work product by Flemming College. Neil Campbell, Aside Architects will also provide coordination between Flemming College and the site.

Flemming College to provide bill of materials for fascias and balustrades

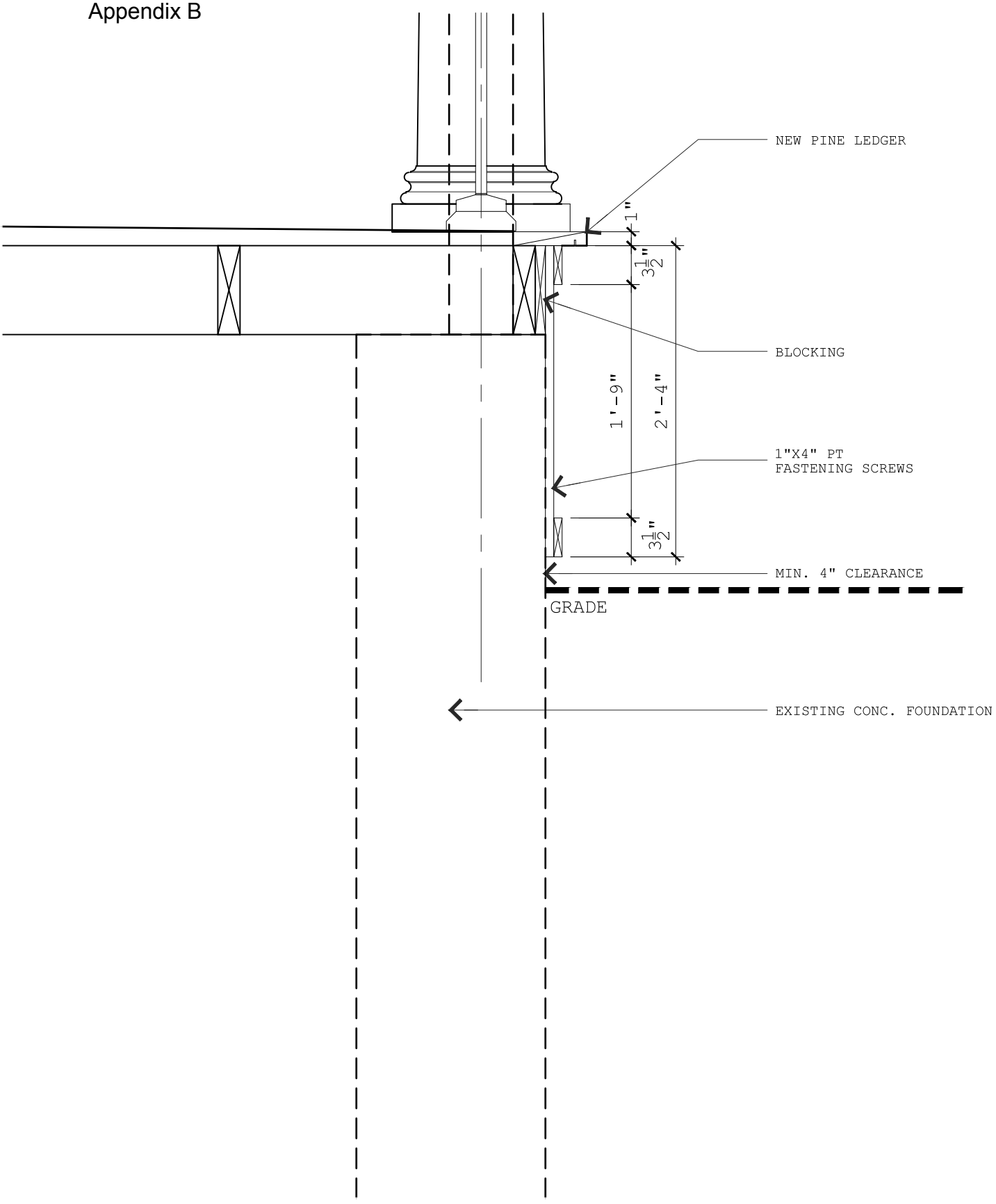
Construction Schedule

Proposed Construction Meetings:
Weekly or every other week, on Mondays.

COMMUNITY ON THE MOUNT: SCHEDULE

	JAN	FEB	MARCH	APRIL	May 24
FLEMMING COLLEGE					
CLASS PRESENTATION					
BUILD FASCIAS AND BALLUSTRADES					
INSTALL FASCIAS AND BALLUSTRADES					
ADAMS COSNTRUCTION					
PRELIM COSTING					
FOUNDATIONS					
STRUCTURAL					
FINISHED CARPENTRY					
PAINTING					
ASIDE ARCHITECTS					
BUILDING PERMIT SUBMISSION					
FLEMMING COLLEGE PRESENTATIONS					
REFINISHING DOORS [VOLUNTEER GROUP]					
ALL					
OPENING					

Appendix B



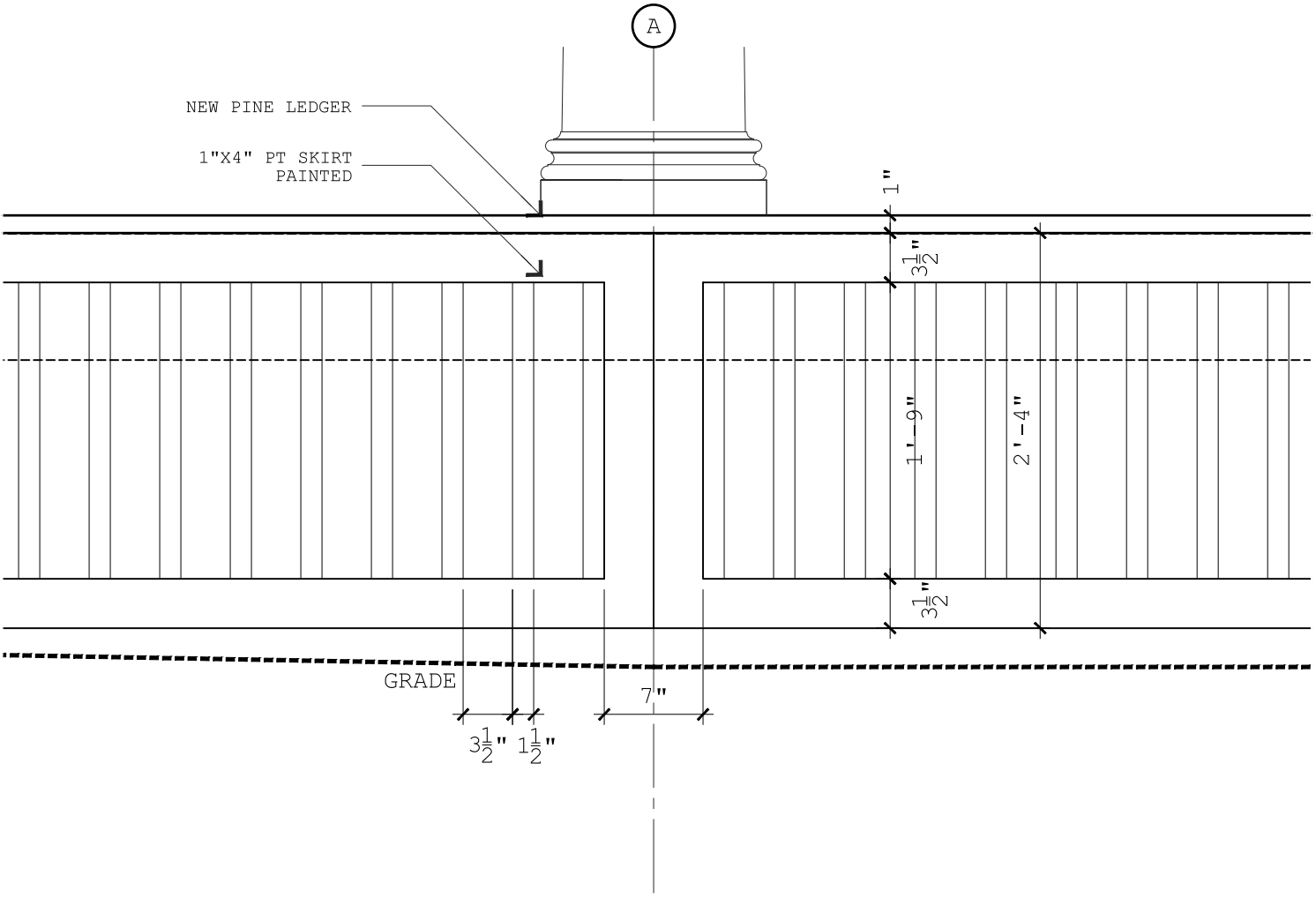
VERANDAH'S
LOWER DECK SKIRT SECTION

Mount Community Centre
1545 Monaghan Rd
Peterborough,ON.
Town, Province.

1/2" = 1'-0"

aside design
fr205-33 Beaver Lk. Rd.
RR.1
Buckhorn,ON.
K0L1J0
p705.812.2451
c416.841.6963
neil@asidedesign.ca

sk1.1b



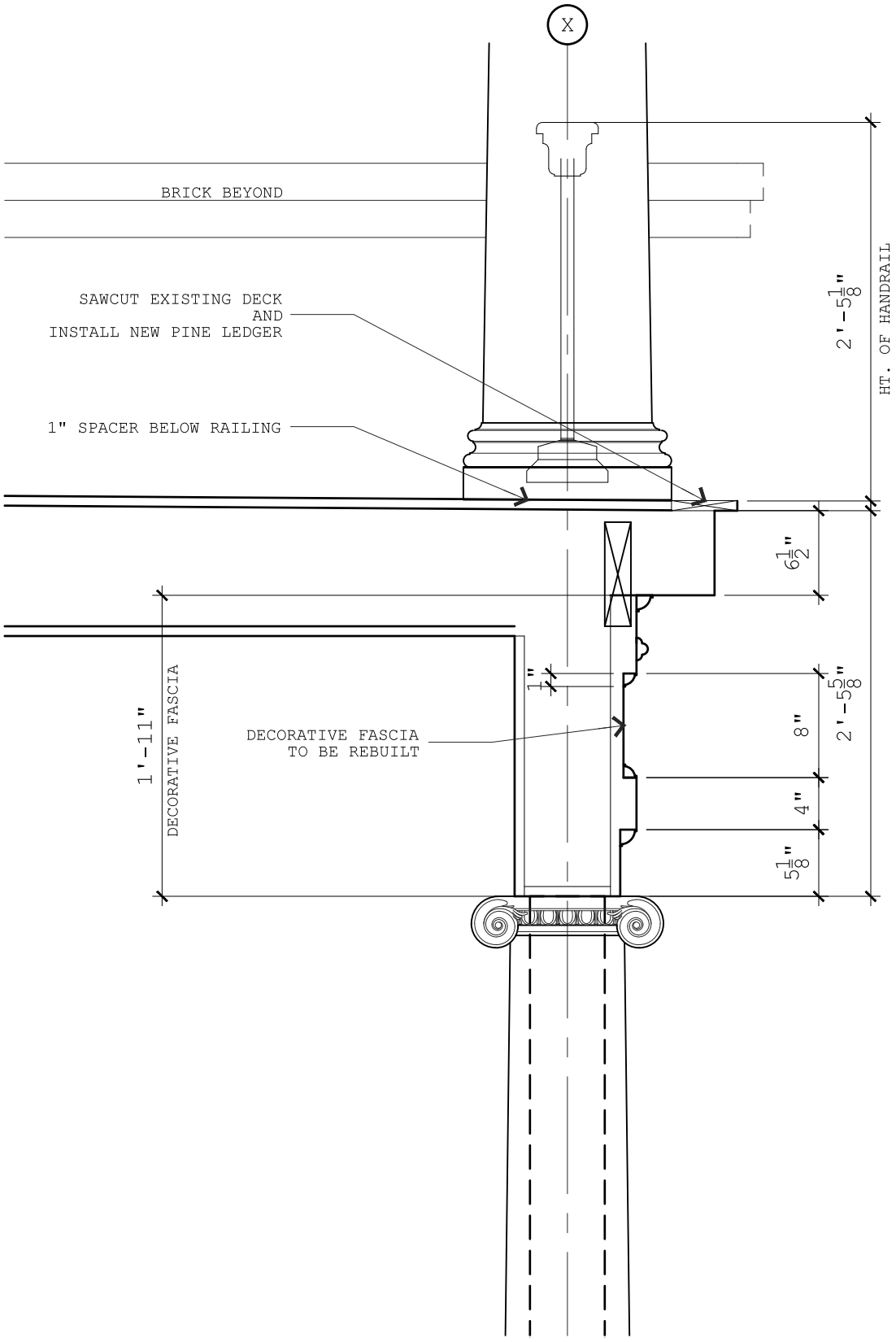
VERANDAH'S
LOWER DECK SKIRT ELEVATION

Mount Community Centre
1545 Monaghan Rd
Peterborough,ON.
Town, Province.

1/2" = 1'-0"

aside design
fr205-33 Beaver Lk. Rd.
RR.1
Buckhorn,ON.
K0L1J0
p705.812.2451
c416.841.6963
neil@asidedesign.ca

sk1.1a



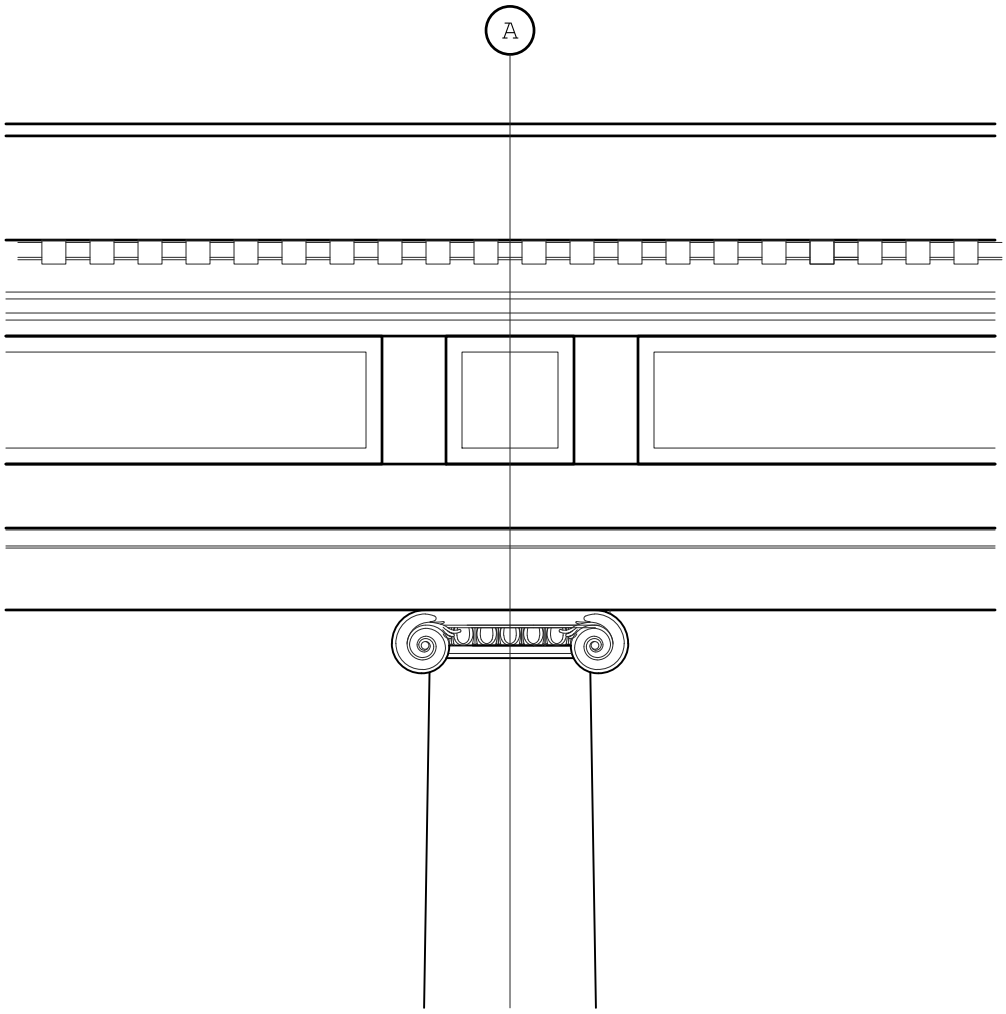
VERANDAH'S
LOWER FASCIA SECTION

Mount Community Centre
1545 Monaghan Rd
Peterborough,ON.
Town, Province.

1/2" = 1'-0"

aside design
fr205-33 Beaver Lk. Rd.
RR.1
Buckhorn,ON.
K0L1J0
p705.812.2451
c416.841.6963
neil@asidedesign.ca

sk1.2b



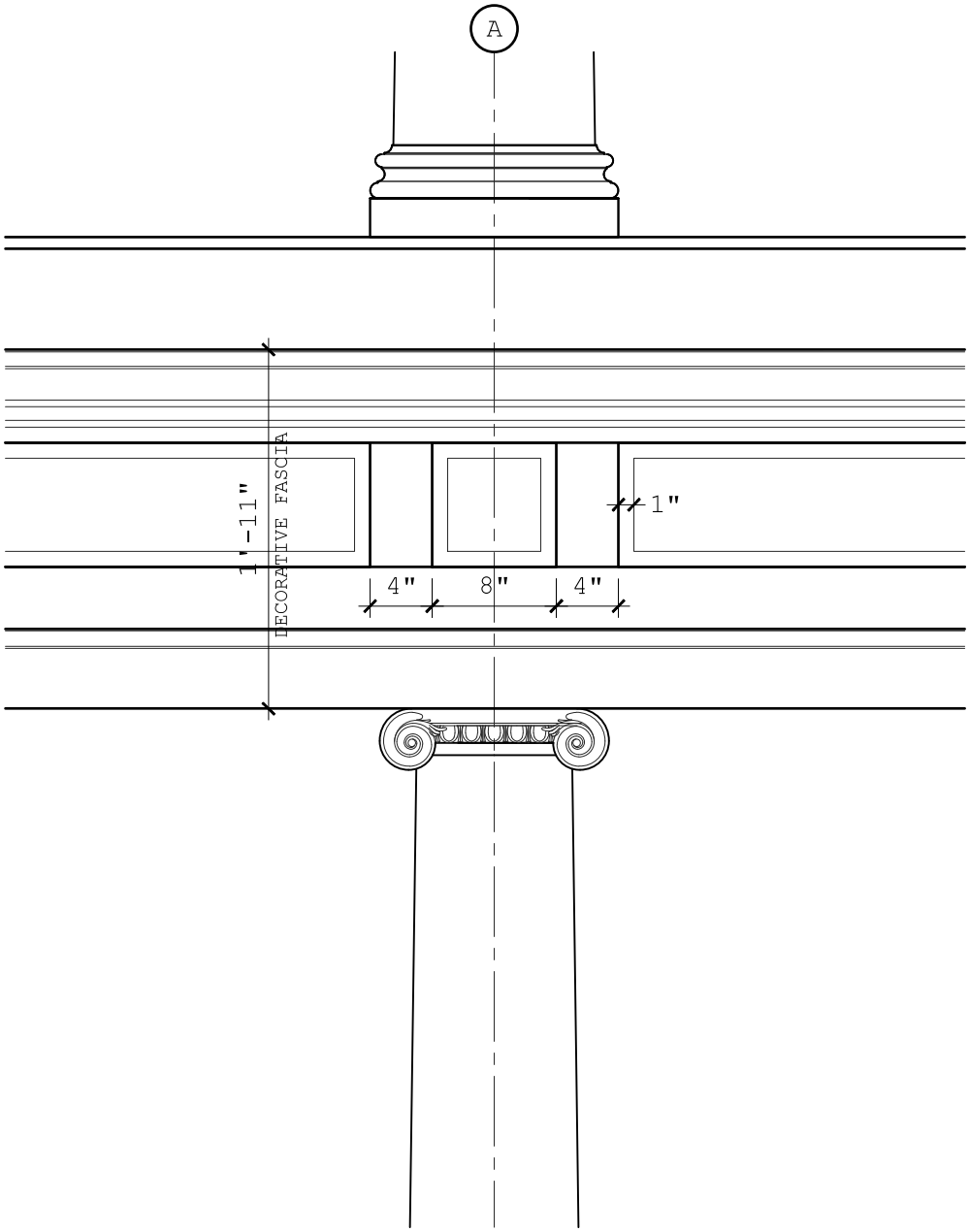
VERANDAH'S
UPPER FASCIA ELEVATION

Mount Community Centre
1545 Monaghan Rd
Peterborough,ON.
Town, Province.

1/2" = 1'-0"

aside design
fr205-33 Beaver Lk. Rd.
RR.1
Buckhorn,ON.
K0L1J0
p705.812.2451
c416.841.6963
neil@asidedesign.ca

sk1.3a



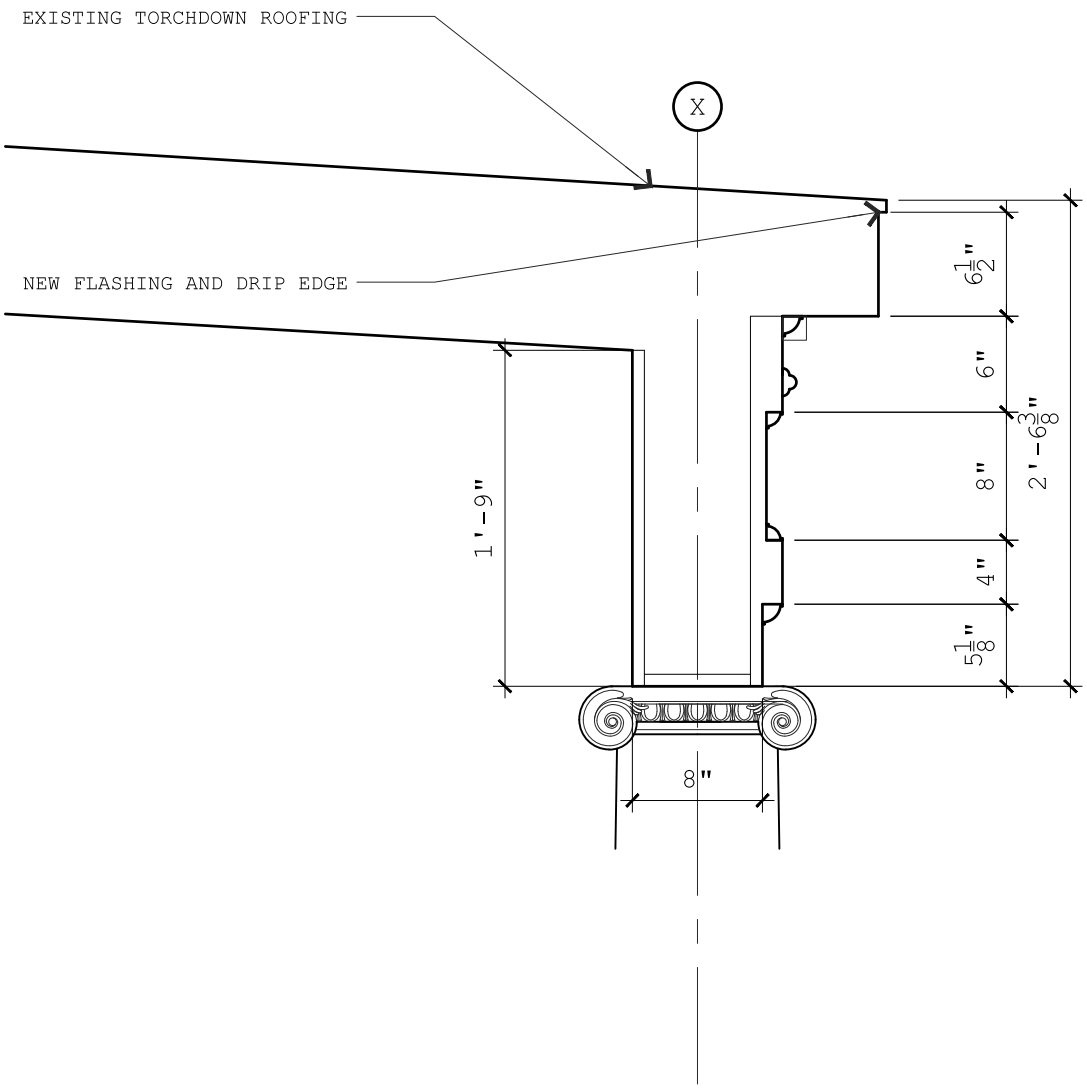
VERANDAH'S
LOWER FASCIA ELEVATION

Mount Community Centre
1545 Monaghan Rd
Peterborough,ON.
Town, Province.

1/2" = 1'-0"

aside design
fr205-33 Beaver Lk. Rd.
RR.1
Buckhorn,ON.
K0L1J0
p705.812.2451
c416.841.6963
neil@asidedesign.ca

sk1.2a



VERANDAH'S
UPPER FASCIA SECTION

Mount Community Centre
1545 Monaghan Rd
Peterborough,ON.
Town, Province.

1/2" = 1'-0"

aside design
fr205-33 Beaver Lk. Rd.
RR.1
Buckhorn,ON.
K0L1J0
p705.812.2451
c416.841.6963
neil@asidedesign.ca

sk1.3b

1.2 Skirt

The plywood skirt surrounding the decks has been removed and a more traditional design has been selected. This relatively common and simple skirt will enhance the base of the verandahs without detracting form the classical design of the columns and architectural details above. It will also allow for the crawl space below the ground floor decks to be properly ventilated.

Appendix B

COMMUNITY ON THE MOUNT

Recommended Architectural Details

1.0 Column Base Support

By lifting the base of the columns and installing a non-rot support, the base of the historic columns is prevent form water damage in the future. Trim around the base covers the support and still allows fro proper drainage.

1.1 Railing Attachment

Proper metal attachments imbedded into the column and fastened to the railing shoe provide durable and strong attachment.

COMMUNITY ON THE MOUNT
Historical Colours
Columns, Fascias, and Ceilings

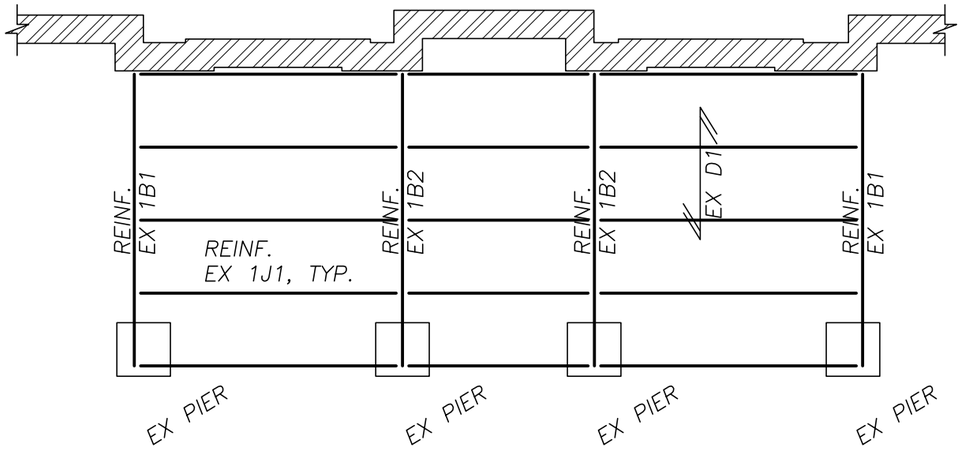
Appendix B

COMMUNITY ON THE MOUNT
Historical Colours: Green Doors and Windows.

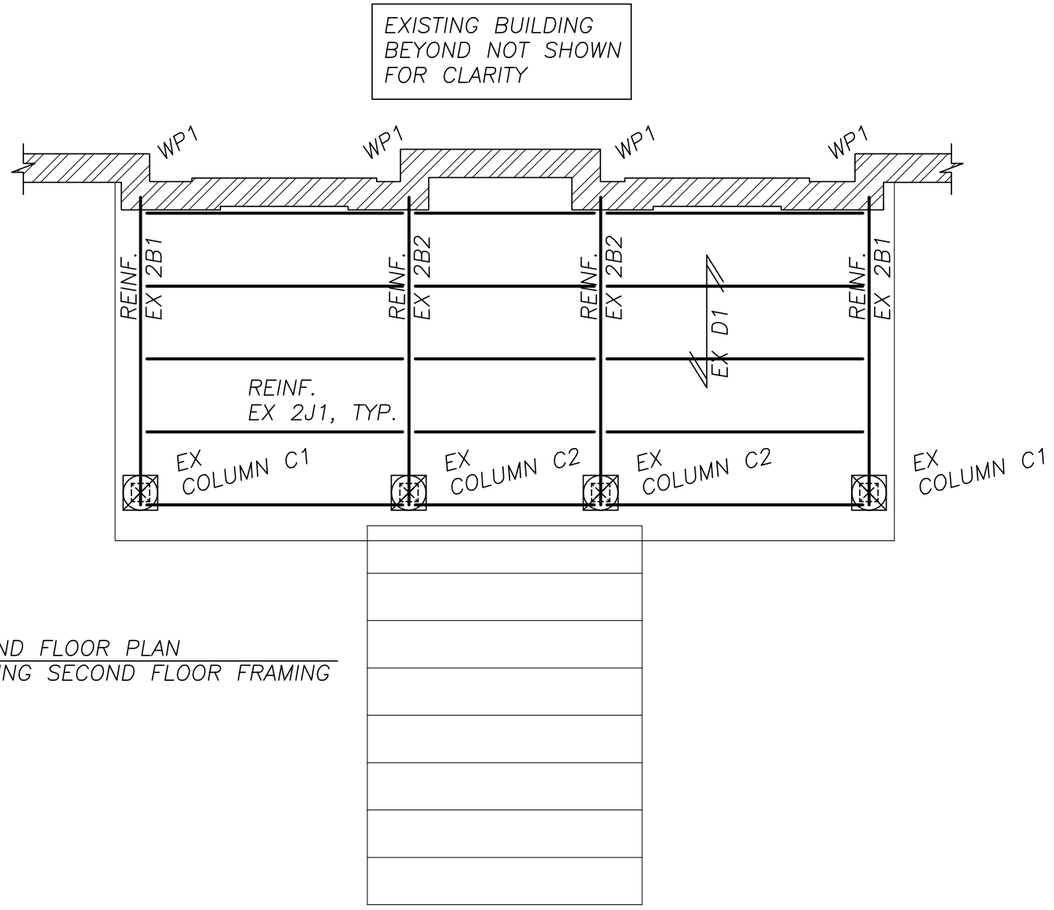
Appendix B

COMMUNITY ON THE MOUNT
Historical Colours: Gray
Decking, Skirts.

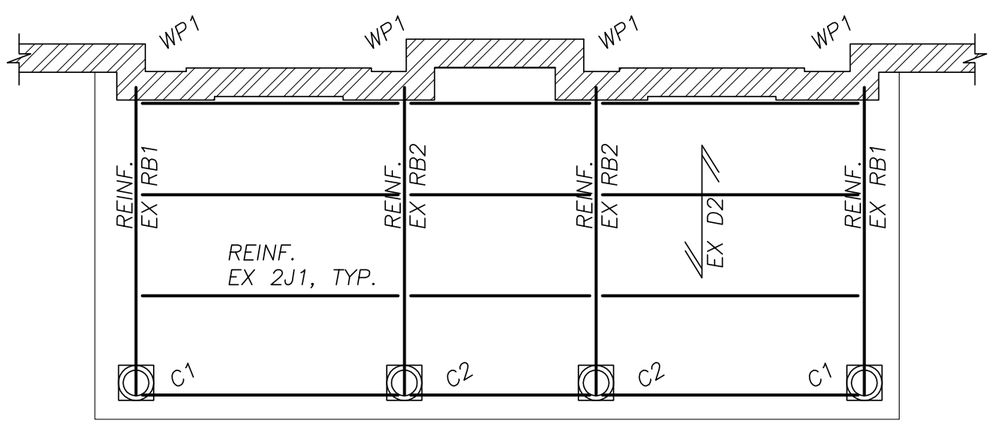
Appendix B



1 / S01 FOUNDATION PLAN
SHOWING GROUND FLOOR FRAMING



2 / S01 GROUND FLOOR PLAN
SHOWING SECOND FLOOR FRAMING



3 / S01 SECOND FLOOR PLAN
SHOWING ROOF FRAMING

NOTE:
REFER TO DRAWING S–5 ON FOR SCHEDULES,
DETAILS, GENERAL NOTES, AND TYPICAL DETAILS

1-119 Grace Street
Toronto Ontario M6J 2S6
T 416.659.8115
christopher@cucco.ca www.cucco.ca
CUCCO. engineering + design

Seal

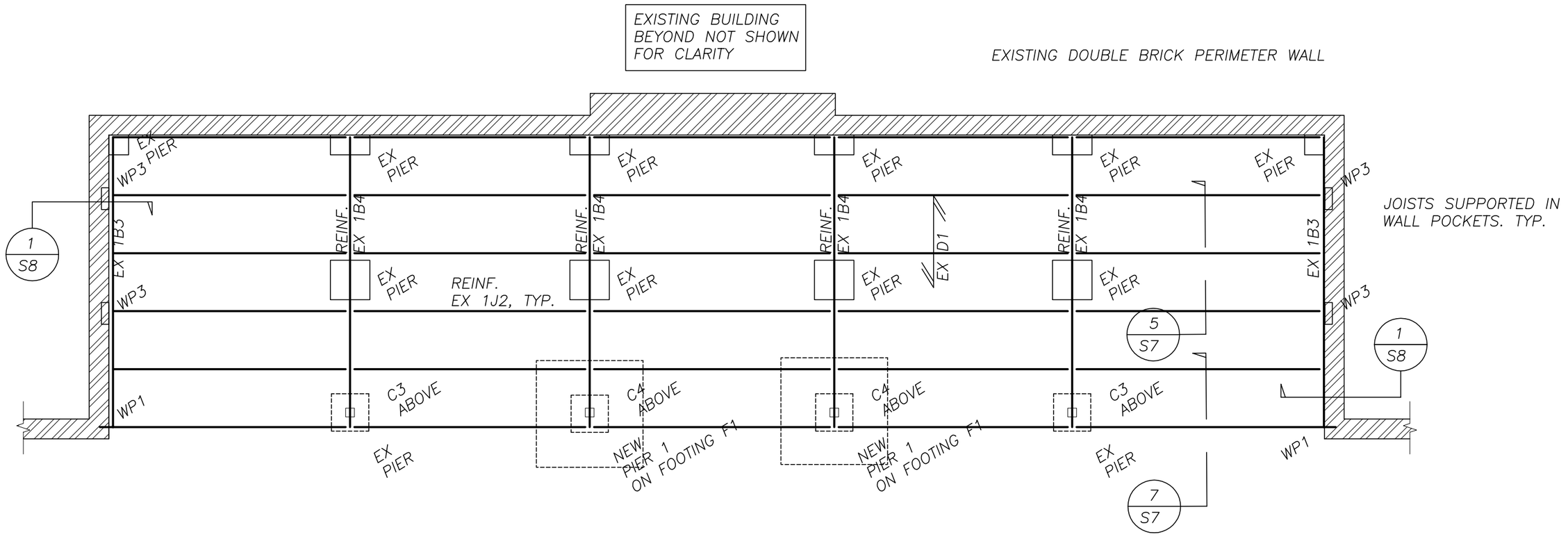
LICENSED PROFESSIONAL ENGINEER
C.D. CUCCO
90563735
2014-12-27
PROVINCE OF ONTARIO

ISSUED FOR PERMIT: DECEMBER 27, 2014

Title
ST JOSEPH ON THE MOUNT
PETERBOROUGH, ON.

SMALL BALCONY
FRAMING PLANS

Project No. 14–041
Date 27–12–14
Designed by CDC
Scale 1/4": 1'–0"
Checked by CDC
Sheet No. S–1



NOTE:
REFER TO DRAWING S–5 ON FOR SCHEDULES, DETAILS, GENERAL NOTES, AND TYPICAL DETAILS

1-119 Grace Street
Toronto Ontario M6J 2S6
T 416.659.8115
christopher@cucco.ca www.cucco.ca
CUCCO. engineering + design

Seal

LICENSED PROFESSIONAL ENGINEER
C.D. CUCCO
90563735
2014-12-27
PROVINCE OF ONTARIO

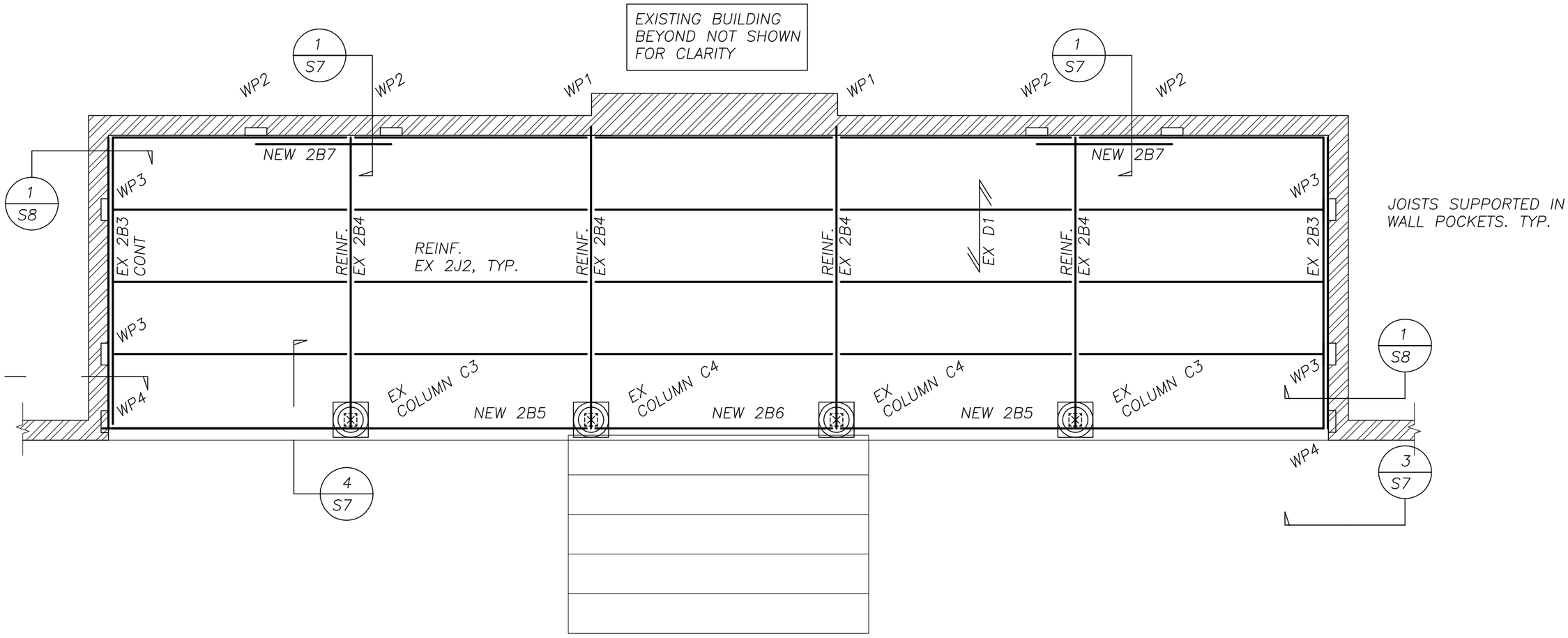
ISSUED FOR PERMIT: DECEMBER 27, 2014

Title
ST JOSEPH ON THE MOUNT
PETERBOROUGH, ON.

LARGE BALCONY
Foundation showing
FIRST FLOOR FRAMING

Project No.	Date
14–041	27–12–14
Designed by	Scale
CDC	1/4": 1'–0"
Checked by	Sheet No.
CDC	S–2

Appendix B



NOTE:
REFER TO DRAWING S–6 ON FOR SCHEDULES, DETAILS, GENERAL NOTES, AND TYPICAL DETAILS

1-119 Grace Street
Toronto Ontario M6J 2S6
T 416.659.8115
christopher@cucco.ca www.cucco.ca
CUCCO. engineering + design

Seal
LICENSED PROFESSIONAL ENGINEER
C.D. CUCCO
90563735
PROVINCE OF ONTARIO

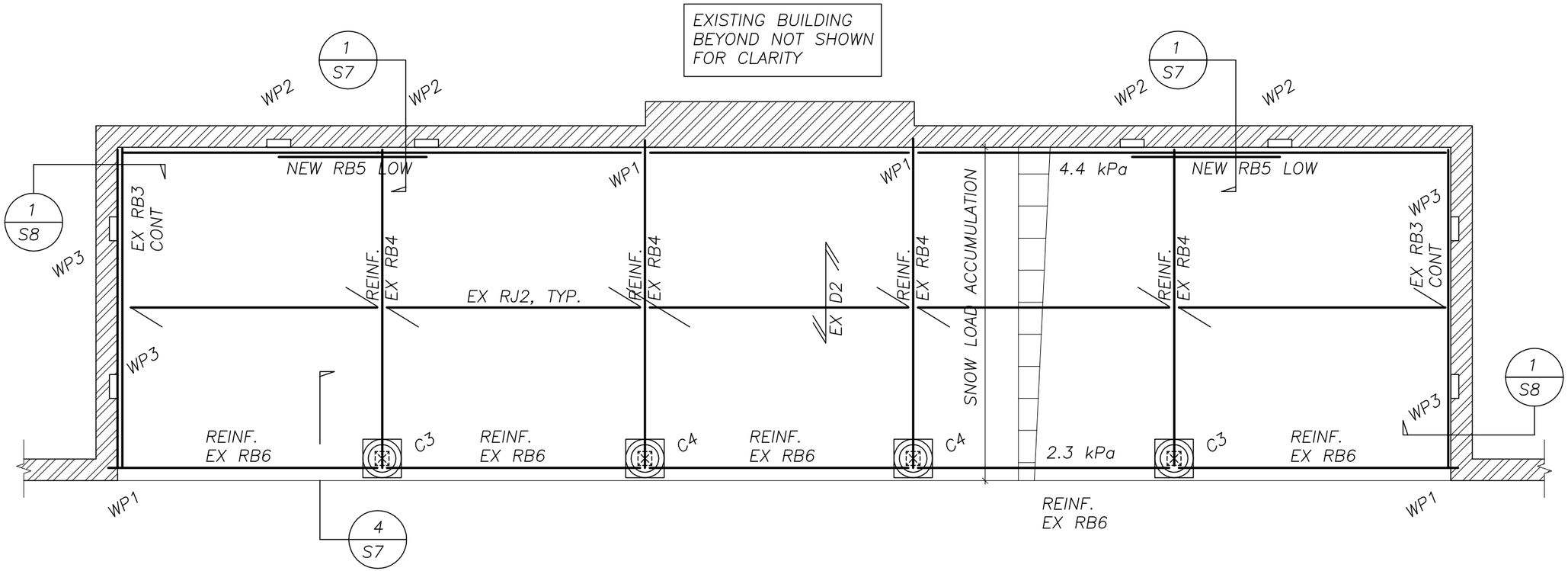
ISSUED FOR PERMIT: DECEMBER 27, 2014

Title
ST JOSEPH ON THE MOUNT
PETERBOROUGH, ON.

LARGE BALCONY
Ground floor showing
SECOND FLOOR FRAMING

Project No.	Date
14–041	27–12–14
Designed by	Scale
CDC	1/4": 1'–0"
Checked by	Sheet No.
CDC	S–3

Appendix B



NOTE:
REFER TO DRAWING S–5 ON FOR SCHEDULES, DETAILS, GENERAL NOTES, AND TYPICAL DETAILS

1-119 Grace Street
Toronto Ontario M6J 2S6
T 416.659.8115
christopher@cucco.ca www.cucco.ca
CUCCO. engineering + design

Seal

LICENSED PROFESSIONAL ENGINEER
C.D. CUCCO
90563735
PROVINCE OF ONTARIO

ISSUED FOR PERMIT: DECEMBER 27, 2014

Title
ST JOSEPH ON THE MOUNT
PETERBOROUGH, ON.

LARGE BALCONY
Second floor showing
ROOF FRAMING

Project No.	Date
14–041	27–12–14
Designed by	Scale
CDC	1/4":1'–0"
Checked by	Sheet No.
CDC	S–4

Appendix B

SCHEDULE OF MEMBERS, MEMBER DESIGN REACTIONS AND BASEPLATES

BEAM MARK	BEAM SECTION	MEMBER REACTION OR BASE PLATE		REMARKS
		LEFT END	RIGHT END	
RB1	ADD 2– 1 3/4" X 7 1/4" LVL 2.0E	13.1, 1.3 UP	13.1, 1.3 UP	TO EX 2x8
RB2	ADD 2– 1 3/4" X 9 1/4" LVL 2.0E	21.8, 2.2 UP	21.8, 2.2 UP	TO EX 2x8
RB3	ADD 2– 1 3/4" X 11 7/8" LVL 2.0E	24.6, 2.4 UP	24.6, 2.4 UP	TO EX 2x8
RB4	ADD 2– 1 3/4" X 14" LVL 2.0E	47.7, 4.7 UP	46.4, 4.7 UP	TO EX 2x8
RB5	ADD 2– 1 3/4" X 9 1/4" LVL 2.0E	33.6, 2.6 UP	22.4, 1.6 UP	TO EX 2x8
RB6	ADD 2– 2x10	8.8, 0.9 UP	8.8, 0.9 UP	TO EX 2x8
RJ1	ADD 1– 2x8 FASTENED TO EXISTING JOISTS	6.6, 0.7 UP	6.6, 0.7 UP	TO EX 2x8
RJ2	ADD 2– 2x12 FASTENED TO EXISTING JOISTS	12.6, 1.0 UP	12.6, 1.0 UP	TO EX 2x8
2B1	ADD 2– 2x8 FASTENED TO EXISTING BEAMS	10.3	10.3	TO EX 2x8
2B2	ADD 2– 1 3/4" X 7 1/4" LVL 2.0E	17.7	17.7	TO EX 2x8
2B3	ADD 2– 1 3/4" X 11 7/8" LVL 2.0E	19.3	19.3	TO EX 2x8
2B4	ADD 2– 1 3/4" X 11 7/8" LVL 2.0E	38.6	38.6	TO EX 2x8
2B5	ADD 3– 1 3/4" X 18" LVL 2.0E	44.1	42.4	TO EX 2x8
2B6	ADD 2– 2x8 FASTENED TO EXISTING JOISTS	6.8	6.8	TO EX 2x8
2B7	ADD 1– 1 3/4" X 11 7/8" LVL 2.0E	25.3	18.7	TO L152x89x7.9 LLV HDG
2J1	ADD 1– 2x8 FASTENED TO EXISTING JOISTS	5.2	5.2	TO EX 2x8
2J2	ADD 2– 2x8 FASTENED TO EXISTING JOISTS	10.0	10.0	TO EX 2x8
1B1	ADD 2– 2x8 FASTENED TO EXISTING BEAMS	10.3	10.3	TO EX 2x8
1B2	ADD 2– 1 3/4" X 7 1/4" LVL 2.0E	17.7	17.7	TO EX 2x8
1B3	ADD 1– 2x8 FASTENED TO EXISTING BEAMS	8.0	6.5	TO EX 2x8, Rf MID=24.2 kN
1B4	ADD 2– 2x10 FASTENED TO EXISTING BEAMS	15.9	13.0	TO EX 2x8, Rf MID=48.4 kN
1J1	ADD 1– 2x8 FASTENED TO EXISTING JOISTS	5.2	5.2	TO EX 2x8
1J2	ADD 2– 2x8 FASTENED TO EXISTING JOISTS	8.0	8.0	TO EX 2x8

NOTE:
1. LEFT AND RIGHT END OF BEAMS ARE DEFINED BY THE ORIENTATION OF THE BEAM MARKS ON PLAN.
2. REACTIONS ARE IN kN, AND ARE FACTORED IN ACCORDANCE WITH THE ONTARIO BUILDING CODE.
3. BASE PLATE DIMENSION GIVEN FIRST IS PARALLEL TO BEAM WEB.
4. PROVIDE SIMPSON STRONG TIE CONNECTORS AT ALL SUPPORTS FOR THE REACTIONS NOTED. PROVIDE HURRICANE TIES (H8 min) AT ALL SUPPORTS. FACTORED UPLIFT FORCES REQUIRED FOR HANGER DESIGN ARE PROVIDED WHERE REQUIRED(up). FORCES ARE DOWNWARD U/N.
5. DESIGN CONNECTIONS FOR AXIAL FORCE (Pf), END MOMENT (Mf), AND OUT OF PLANE HORIZONTAL FORCE (Hf) WHERE INDICATED IN THE REMARKS COLUMN, IN ADDITION TO VERTICAL THE REACTION NOTED.
6. FASTEN 2xNAILERS TO STEEL BEAM WITH E1's AS PER SCHEDULE ON DRAWING S–7.

FOOTING AND COLUMN SCHEDULE

DATA \ COLUMN	C1	C2	C3	C4
ROOF LEVEL 23'–3"	RB1	RB2	RB4	RB4
EX WOOD COLUMN: 9 1/4"ø MIN. TBC ON SITE	EX COLUMN C1	EX COLUMN C2	EX COLUMN C3	EX COLUMN C4
SECOND LEVEL 12'–5"	2B1	2B2	2B5	2B4
EX WOOD COLUMN: 9 1/4"ø MIN. TBC ON SITE	EX COLUMN C1	EX COLUMN C2		EX COLUMN C4
GROUND LEVEL 0'–0"				
	FOUNDATION	FOUNDATION		FOUNDATION
FOOTING: LOAD IN kN	35	67		155
	EXISTING PIER	EXISTING PIER	EXISTING PIER	NEW PIER P1 ON FOOTING F1

1-119 Grace Street
Toronto Ontario M6J 2S6
T 416.659.8115
christopher@cucco.ca www.cucco.ca
CUCCO. engineering + design

Seal
LICENSED PROFESSIONAL ENGINEER
C.D. CUCCO
90563735
PROVINCE OF ONTARIO

ISSUED FOR REVIEW: DECEMBER 27, 2014

Title
ST. JOSEPH'S ON THE MOUNT
PETERBOROUGH, ON.

SCHEDULES

Project No. 14–041 Date 27–12–14
Designed by CDC Scale 1/4": 1'–0"
Checked by CDC Sheet No. S–5

Appendix B

MISCELLANEOUS NOTES

SCHEDULE OF STRUCTURAL COMPONENTS:

FOUNDATION SCHEDULE

PIER P1 – 20"x20" CONCRETE PIER REINFORCED WITH 6–20V, 10@14" TIES, 2–10 TIES TOP. PROVIDE 4–15 DOWELS HOOKED INTO FOOTING AT CORNER VERTICALS.

SPREAD FOOTING F1 – 10"DEEP x 4'–0"x4'–0" CONCRETE SPREAD FOOTING REINFORCED WITH 4–15 BEW.

NOTE: FOUND UNDERSIDE OF FOOTINGS 4'–0" MIN BELOW GRADE.

COLUMN SCHEDULE

REFER TO COLUMN SCHEDULE ON S–5.

WALL PLATE SCHEDULE

WP1 – POCKET ALL WOOD/STEEL BEAMS INTO WALL. GROUT SOLID AT POCKETS AS REQUIRED. PROVIDE BLUE SKIN WRAP AROUND WOOD MEMBERS.

WP2 – REFER TO DETAIL 1 & 2/S–7 FOR ADDITIONAL INFORMATION.

WP3 – REFER TO DETAIL 1 & 2/S–8 FOR ADDITIONAL INFORMATION.

WP4 – REFER TO DETAIL 3 & 4/S–7 FOR ADDITIONAL INFORMATION.

MISC CONNECTORS SCHEDULE

TP1 – PROVIDE SIMPSON STRONG TIE CONNECTORS (HURRICAN TIES, TWIST STRAPS ETC) SIZED FOR UPLIFT FORCES NOTED ON THE SCHEDULES ON DRAWING S–5.

N5/16"PLx4"WIDE CONTINUOUS. FASTEN TO EXISTING MASONRY WITH HBP 3/8"øx6"SCREENS @ 16"c/c, 3/8"ø RODS SET INTO PRE–DRILLED 1/2"ø HOLES AT MASONRY JOINT USING THE EPCON C6 ADHESIVE SYSTEM. 6"EMBEDMENT. WELD L3x3x1/4"x3"WIDE CLIP TOP AND BOTTOM, FIELD WELD TO BEAM 2B6 BELOW AND FASTEN 2–1/4"øx5" lg LAG SCREWS @ 1 1/2"c/c STAGGERED INTO UNDERSIDE OF BEAM RB5 ABOVE. CONTRACTOR TO MEASURE AND CONFIRM DIMENSIONS ON SITE WITH FABRICATOR.

POST SCHEDULE

P1– 2–2x4 BUILT–UP COLUMN P2– 2–2x6 BUILT–UP COLUMN P3– 3–2x4 BUILT–UP COLUMN
P4– 3–2x6 BUILT–UP COLUMN P5– 4–2x4 BUILT–UP COLUMN P6– 4–2x6 BUILT–UP COLUMN

–POST P1 (W1 WALL) OR POST P2 (W2 WALL) UNLESS NOTED OTHERWISE ON PLANS, SEE BUILT–UP COLUMN TYPICAL

WALL SCHEDULE

W1 – 2x4@24" c/c STUD WALL (SPF No.1/No.2) WA – WALL ABOVE, PA – POST ABOVE, CA – COLUMN ABOVE

W2 – 2x6@16" c/c PERIMETER STUD WALL (SPF No.1/No.2) SHEATHE ALL PERIMETER WALLS IN 1/2" PLYWOOD UNLESS NOTED OTHERWISE. NOTIFY STRUCTURAL ENGINEER IF ARCHITECTURAL DRAWINGS VARY FROM STRUCTURE.

SCHEDULE OF STRUCTURAL COMPONENTS: Continued...

PARALLAM/BUILT–UP LVLs CONNECTORS

WOOD COLUMNS SUPPORTING ROOF FRAMING MEMBERS AND ROOF FRAMING.
PROVIDE SIMPSON STRONG TIE COLUMN CAPS AND/OR SIMPSON HURRICANE CLIPS TOP AND BOTTOM AS REQUIRED FOR WOOD TO WOOD CONNECTIONS. DESIGN TO SUM OF FACTORED UPLIFT FORCES PROVIDED ON BEAM SCHEDULE FOR THE BEAM REACTIONS TO THAT COLUMN ELEMENT.

DECK SCHEDULE:

EX D1 – EXISTING WOOD DECKING FASTENED TO EXISTING FLOOR JOISTS.

EX D2 – EXISTING WOOD DECKING FASTENED TO EXISTING ROOF JOISTS.

FASTENERS

B1 – FASTEN 2x NAILERS TO ALL NEW GROUND FLOOR BEAMS WITH 1/2"ø BOLTS @ 32"c/c ALTERNATING EACH SIDE OF WEB. PROVIDE 9/16"ø HOLES TO SUIT.
OR
FASTEN 2x NAILERS TO BEAMS WITH DNI 47P8'S @ 2'–0"C/C ALTERNATING EACH SIDE OF WEB. (HILTI POWDER ACTUATED FASTENER)

B2 – FASTEN 2x4/2x6 PL TO EXISTING MASONRY WALL WITH HBP 3/8"øx6"SCREENS @ 16"c/c, 3/8"øx9"lg RODS SET INTO PRE–DRILLED 1/2"ø HOLES IN EXISTING MASONRY USING THE EPCON A7 ACRYLIC ADHESIVE SYSTEM BY REDHEAD.
6" MIN EMBEDMENT.

B3 – FASTEN 10M'sx2'–0"lg @ 2'–0"c/c, 6" EMBED USING HBP 3/8"øx6"SCREENS @ 16"c/c, 3/8"ø RODS SET INTO PRE–DRILLED 1/2"ø HOLES IN EXISTING MASONRY USING THE EPCON A7 ACRYLIC ADHESIVE SYSTEM BY REDHEAD. MIN 6" EMBEDMENT. CAST 10M's INTO CONCRETE.

SHORING

NOTE 1: SHORING REQUIREMENTS
a) PROVIDE SHORING DRAWINGS PREPARED, DESIGNED AND STAMPED BY TEMPORARY WORKS ENGINEER, A PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE PROVINCE OF ONTARIO.
b) DRAWINGS TO BE REVIEWED BY CONSULTANTS.
c) SHORING TO BE PROVIDED TO SUPPORT EXISTING FRAMING FOR WORK INSTALLING BEAMS 2B4, 2B7, RB4, RB5 AND PIER P1.

ISSUED FOR PERMIT: DECEMBER 27, 2014

1-119 Grace Street
Toronto Ontario M6J 2S6
T 416.659.8115
christopher@cucco.ca www.cucco.ca

CUCCO. engineering + design

Seal

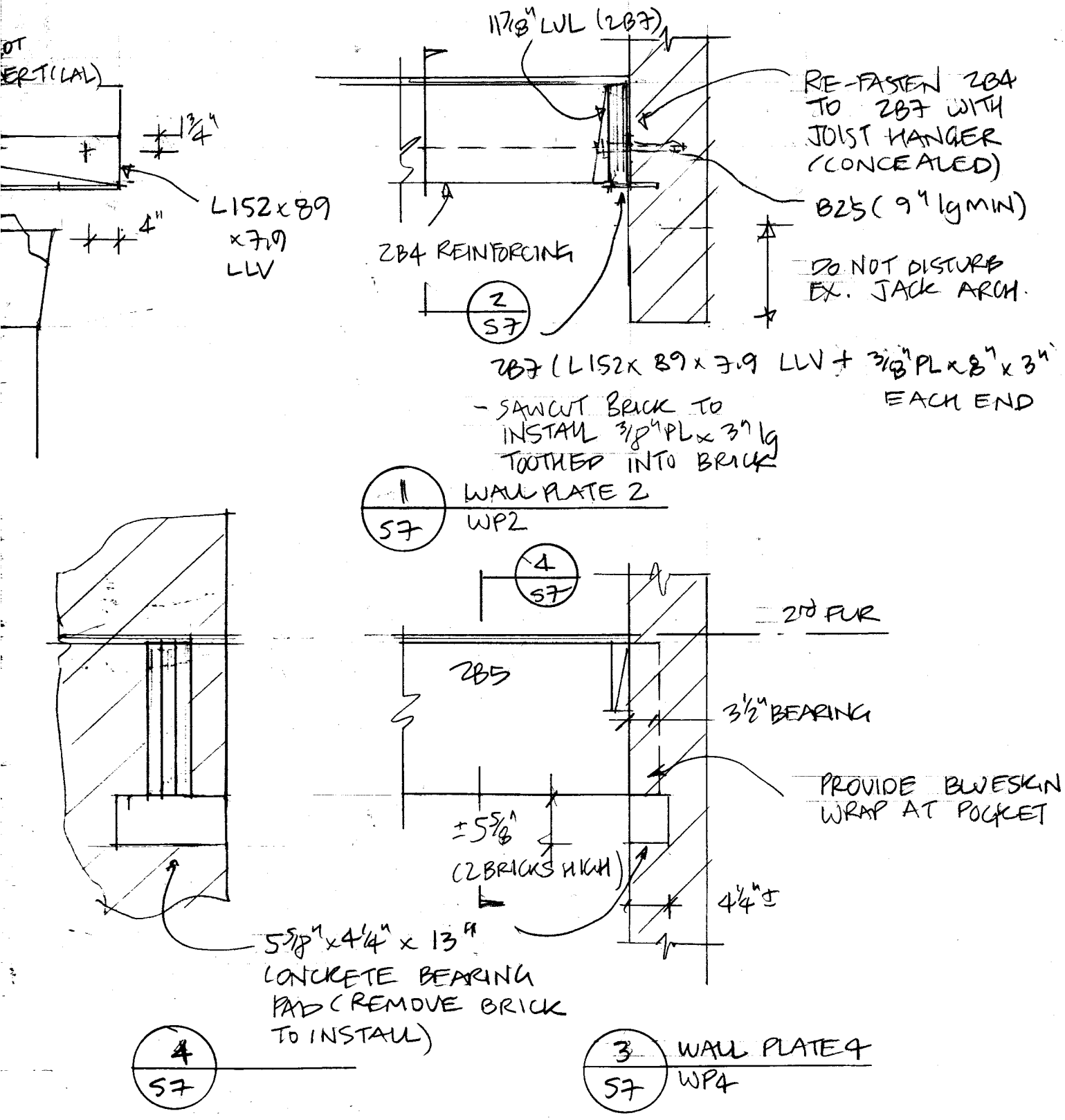
LICENSED PROFESSIONAL ENGINEER
C.D. CUCCO
90563735
PROVINCE OF ONTARIO

Title

St Joseph's On the Mount
Peterborough ON

MISC. SCHEDULE

Project No.	Date
13–002	27–12–14
Designed By	Scale
CDC	NTS
Checked By	Sheet No.
CDC	S–6



1-119 Grace Street
Toronto Ontario M6J 2S6
T 416.659.8115
christopher@cucco.ca www.cucco.ca

CUCCO. engineering + design

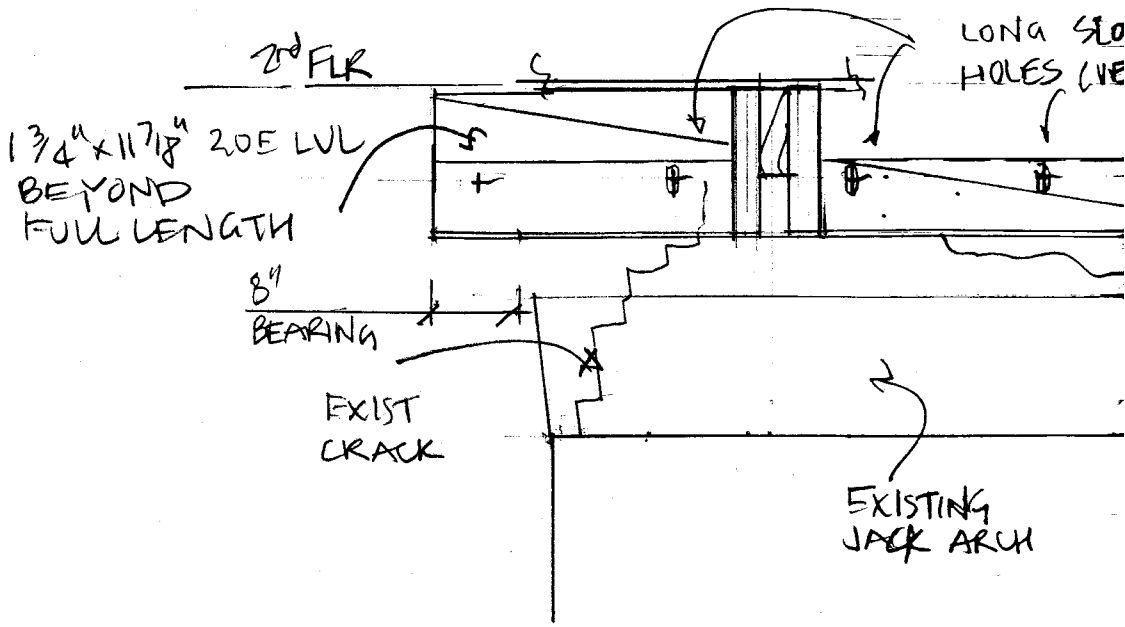
LICENSED PROFESSIONAL ENGINEER
C.D. CUCCO
90563735
2014-12-27
PROVINCE OF ONTARIO

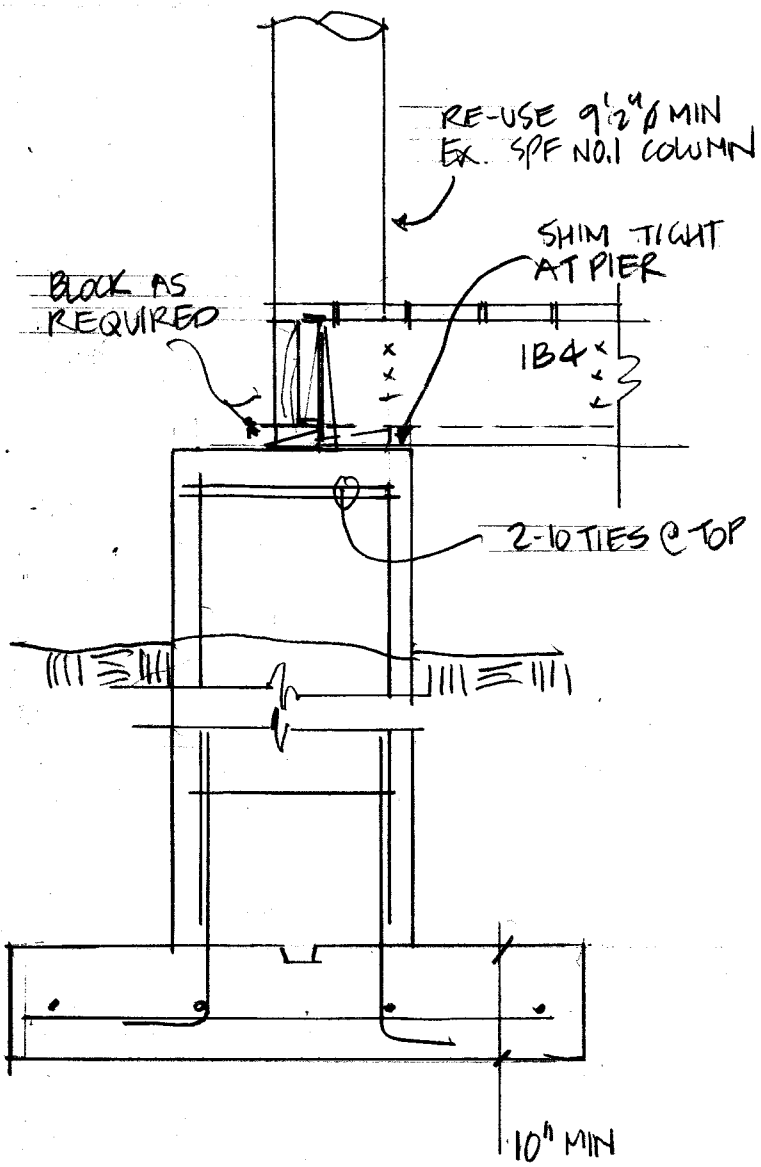
ISSUED FOR PERMIT: DECEMBER 27, 2014

St Joseph's On the Mount
Peterborough ON

DETAILS

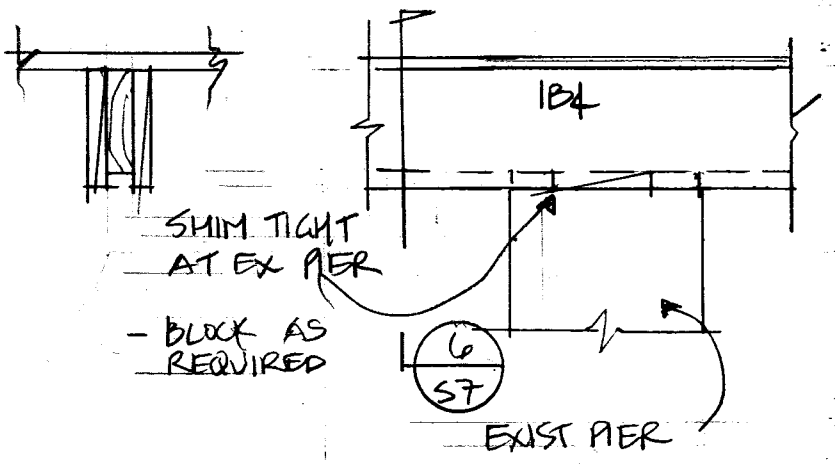
Project No.	Date
14-041	27-12-1·
Designed By	Scale
CDC	NTS
Checked By	Sheet No.
CDC	S-7





7/S7

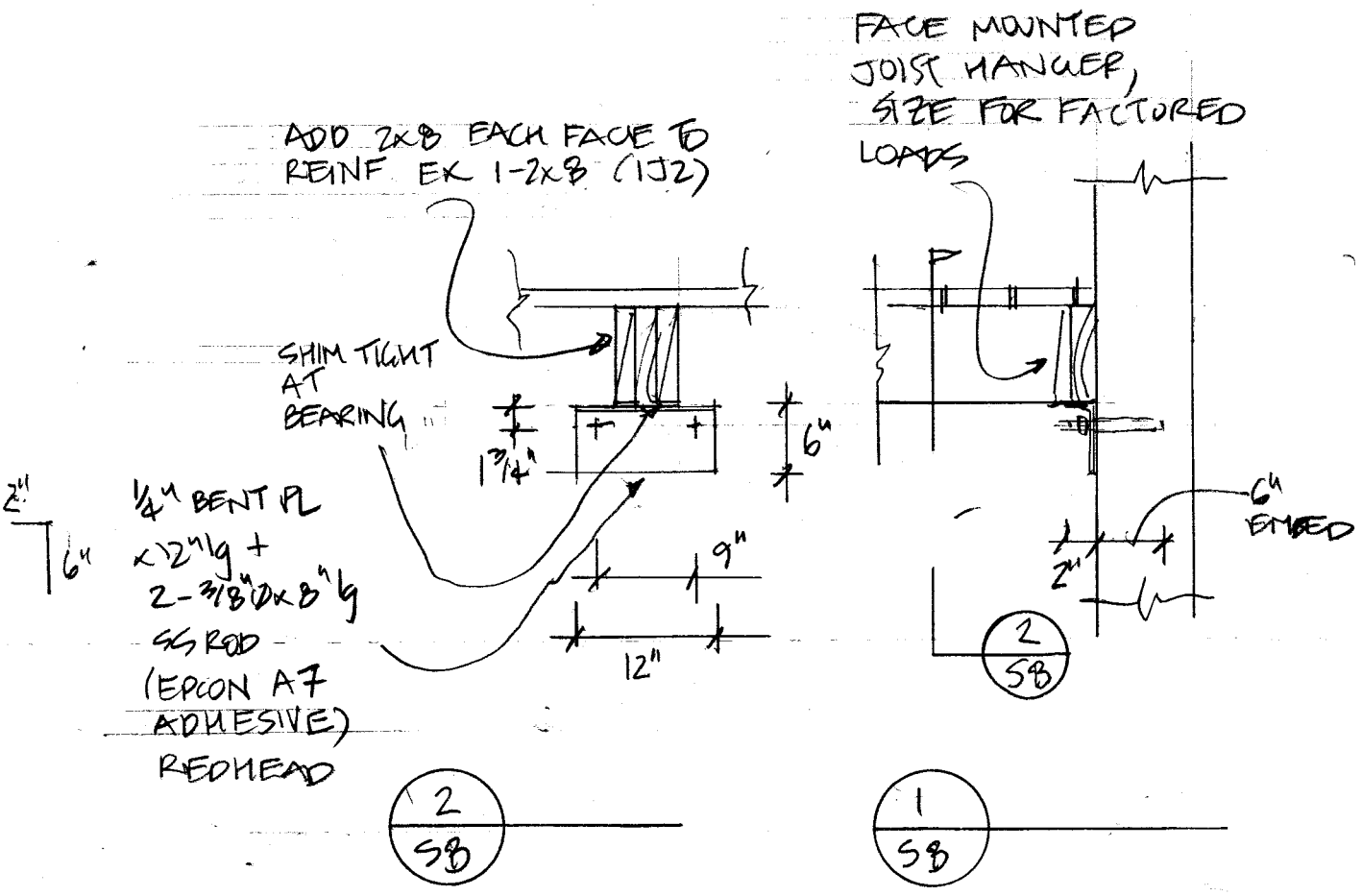
2/S7



6/S7

5/S7

Appendix B



1-119 Grace Street
Toronto Ontario M6J 2S6
T 416.659.8115
christopher@cucco.ca www.cucco.ca

CUCCO. engineering + design

LICENSED PROFESSIONAL ENGINEER
C.D. CUCCO
90563735
2014-12-27
PROVINCE OF ONTARIO

ISSUED FOR PERMIT: DECEMBER 27, 2014

St Joseph's On the Mount
Peterborough ON

DETAILS

Project No.	Date
14-041	27-12-1·
Designed By	Scale
CDC	NTS
Checked By	Sheet No.
CDC	S-8

Appendix B

I. GENERAL NOTES

A. GENERAL

1. CONFORM TO THE REQUIREMENTS OF THE ONTARIO BUILDING CODE 2012, AND ANY APPLICABLE ACTS OF AUTHORITY HAVING JURISDICTION.
2. READ STRUCTURAL DRAWINGS IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS.
3. WHERE DISCREPANCIES EXIST BETWEEN CONTRACT DOCUMENTS INCLUDING DRAWINGS, AND APPLICABLE CODES AND ACTS THE MOST STRINGENT SHALL GOVERN.
4. BEFORE PROCEEDING WITH WORK, CHECK ALL THE DIMENSIONS SHOWN ON THE STRUCTURAL DRAWINGS WITH THE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS AND REPORT DISCREPANCIES TO THE CONSULTANT.
5. BEFORE PROCEEDING WITH WORK, ENSURE THAT ALL ASSUMPTIONS OF EXISTING CONDITIONS ARE CORRECT. REPORT ANY DISCREPANCIES TO THE CONSULTANT.
6. ALL DIMENSIONS, OTHER THAN PURELY STRUCTURAL DIMENSIONS SHOWN ON THE STRUCTURAL DRAWINGS MUST BE CHECKED AGAINST THE ARCHITECTURAL DRAWINGS. DO NOT SCALE DRAWINGS.
7. DURING CONSTRUCTION, ENSURE TEMPORARY BRACING IS USED TO PROVIDE A SUFFICIENTLY STABLE STRUCTURE.
8. PROVIDE TEMPORARY SHORING, DESIGNED, DRAWN AND STAMPED BY A TEMPORARY WORKS ENGINEER. A PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE PROVINCE OF ONTARIO.

B. MATERIALS

1. CONCRETE

a) CONFORM TO THE REQUIREMENTS OF CSA STANDARD A23.1

b) CONCRETE STRENGTH AND SLUMP:

(1) WALLS, COLUMNS, FIREPLACES AND CHIMNEYS, FOUNDATION WALLS, GRADE BEAMS AND PIERS: 32 MPa, 100 mm MAXIMUM SLUMP, 5% TO 8% AIR ENTRAINMENT, CLASS C EXPOSURE.

(2) GARAGE AND CARPORT FLOORS, AND EXTERIOR STEPS: 25 MPa, 5% TO 8% AIR ENTRAINMENT, 100 mm MAXIMUM SLUMP, CLASS C EXPOSURE

c) BENEATH BASE PLATES USE NON-SHRINK FLOWABLE GROUT, MIN. 28-DAY STRENGTH 35 Mpa

d) NOMINAL MAXIMUM SIZE OF AGGREGATE SHALL BE 20 mm UNLESS OTHERWISE NOTED.

e) CONCRETE COVER TO REINFORCEMENT: CONFORM TO THE FOLLOWING:

(1) ALL CONCRETE CAST AGAINST EARTH – 75mm

(2) SLABS, WALLS AND JOISTS, BARS LESS THAN 25M NOT EXPOSED TO DE-ICING CHEMICALS, EARTH OR WEATHER – 20mm

(3) EXPOSED TO DE-ICING CHEMICALS – 60mm

2. REINFORCEMENT

a) MINIMUM YIELD STRENGTH fy = 400 MPa.

3. SAWN LUMBER

a) SPRUCE-PINE-FIR, GRADE – NO.1/NO. 2 OR BETTER UNLESS NOTED OTHERWISE.

b) ALL WOOD EXPOSED TO WEATHER AND EARTH TO BE PRESSURE TREATED IN ACCORDANCE WITH CAN/CSA-086-09.

c) PROVIDE SIMPSON STRONG-TIE CONNECTORS OR EQUIVALENT AT ALL JOIST TO JOIST, JOIST TO BEAM, AND BEAM TO POST CONNECTIONS UNLESS NOTED OTHERWISE. CONTRACTOR TO REQUEST ENGINEERED WOOD SUPPLIER TO PROVIDE CONNECTORS SIZED FOR FACTORED REACTIONS INDICATED ON BEAM SCHEDULES AND LATERAL ELEVATIONS INCLUDING UPLIFT NOTED.

d) CONTRACTOR TO ESTABLISH A LINE ITEM IN THEIR PRICING TO INCLUDE THE COST OF THE SIMPSON STRONG-TIE CONNECTORS FOR MEMBER CONNECTIONS ENDS SPECIFICALLY WHERE UPLIFT FORCES ARE NOTED IN THE BEAM SCHEDULES AND THIS MUST INCLUDE THEIR INSTALLATION COSTS. THIS WORK CAN ONLY BE DETERMINED ONCE THE WOOD FRAMING IS ERECTED SO AS TO FACILITATE A BEST FIT APPROACH TO SELECTING THESE CONNECTORS.

4. ENGINEERED WOOD PRODUCTS

a) LAMINATED VENEER LUMBER (LVL) – MICROLAM AS MANUFACTURED BY TRUS-JOIST MACMILLAN OR APPROVED EQUIVALENT.2.0E STRESS GRADE.

b) PARALLEL STRAND LUMBER (PSL) – PARALLAM AS MANUFACTURED BY TRUS-JOIST MACMILLAN OR APPROVED EQUIVALENT. 2.0E STRESS GRADE.

c) LAMINATED STRAND LUMBER (LSL) – TIMBERSTRAND AS MANUFACTURED BY TRUS-JOIST MACMILLAN OR APPROVED EQUIVALENT. 1.55E STRESS GRADE.

d) WOOD-I 'S – TJI/PRO AS MANUFACTURED BY TRUS-JOIST MACMILLAN OR APPROVED EQUIVALENT.

e) DESIGN ENGINEERED WOOD PRODUCTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE ONTARIO BUILDING CODE AND CAN/CSA 086-09.

f) SUBMIT SHOP DRAWINGS AND CALCULATIONS FOR ENGINEERED WOOD PRODUCTS FOR REVIEW BY THE CONSULTANT.

g) DESIGN CONNECTIONS, BRACKETS, AND HARDWARE TO RESIST THE REACTIONS PRODUCED BY THE FRAMING OR LOAD CONDITIONS. REFER TO SCHEDULES AND DRAWINGS FOR FACTORED CONNECTION FORCES.

h) CONSTRUCT IN ACCORDANCE WITH MANUFACTURER 'S RECOMMENDATIONS.

i) PROVIDE SIMPSON STRONG-TIE CONNECTORS OR EQUIVALENT AT ALL JOIST TO JOIST, JOIST TO BEAM, AND BEAM TO POST CONNECTIONS UNLESS NOTED OTHERWISE. CONTRACTOR TO REQUEST ENGINEERED WOOD SUPPLIER TO PROVIDE CONNECTORS SIZED FOR FACTORED REACTIONS INDICATED ON BEAM SCHEDULES AND LATERAL ELEVATIONS INCLUDING UPLIFT NOTED.

j) CONTRACTOR TO ESTABLISH A LINE ITEM IN THEIR PRICING TO INCLUDE THE COST OF THE SIMPSON STRONG-TIE CONNECTORS FOR MEMBER CONNECTIONS ENDS SPECIFICALLY WHERE UPLIFT FORCES ARE NOTED IN THE BEAM SCHEDULES AND THIS MUST INCLUDE THEIR INSTALLATION COSTS. THIS WORK CAN ONLY BE DETERMINED ONCE THE WOOD FRAMING IS ERECTED SO AS TO FACILITITATE A BEST FIT APPROACH TO SELECTING THESE CONNECTORS.

I. GENERAL NOTES continued...

C. FOUNDATIONS

1. FOUND ALL FOOTINGS ON NATURALLY CONSOLIDATED UNDISTURBED SOIL CAPABLE OF SAFELY SUSTAINING A SERVICEABILITY LIMIT STATES (SLS) BEARING PRESSURE OF 150kPa (3120psf). IN TERMS OF ULTIMATE LIMIT STATES, A BEARING PRESSURE OF 300kPa (6240psf) MAY BE ASSUMED.
2. FOUND PERIMETER FOOTINGS BELOW THE LEVEL AT WHICH POTENTIAL DAMAGE RESULTING FROM FROST ACTION CAN OCCUR, BUT A MINIMUM OF 1200 mm BELOW FINISHED GRADE IF NOT NOTED TO BE FOUNDED LOWER EXCEPT WHERE SPECIFICALLY PROTECTED FROM THE EFFECTS OF FROST WITH RIGID INSULATION.
3. THE LINE OF SLOPE BETWEEN ADJACENT FOOTINGS OR EXCAVATIONS OR ALONG STEPPED FOOTINGS SHALL NOT EXCEED A RISE OF 7 IN A RUN OF 10.
4. CARRY OUT BACKFILLING AGAINST FOUNDATION WALLS WHERE THERE IS GRADE ON BOTH SIDES IN SUCH A MANNER THAT THE LEVEL OF BACKFILLING ON ONE SIDE OF THE WALL IS NEVER MORE THAN 500mm DIFFERENT FROM THE LEVEL ON THE OTHER SIDE OF THE WALL.

D. MASONRY

1. ALL MASONRY SHALL CONFORM TO THE REQUIREMENTS OF CSA STANDARD A371 AND THE FOLLOWING UNLESS NOTED OTHERWISE:

a) MINIMUM COMPRESSIVE STRENGTH BASED ON NET AREA: 15 Mpa.

b) MORTAR: TYPE S TYPICALLY.

c) BENEATH WALLS AND FLOORS: TYPICALLY PROVIDE A MINIMUM DEPTH OF 200mm SOLID MASONRY OR HOLLOW MASONRY UNITS FILLED WITH CONCRETE HAVING A COMPRESSIVE STRENGTH OF AT LEAST 15 Mpa, PROJECTING A MINIMUM OF 200mm BEYOND THE EDGES OF BEARING PLATES, UNLESS OTHERWISE NOTED.

d) BENEATH BEAMS AND LINTELS: TYPICALLY PROVIDE A MINIMUM DEPTH OF 400mm SOLID MASONRY OR HOLLOW MASONRY UNITS FILLED WITH CONCRETE HAVING A COMPRESSIVE STRENGTH OF AT LEAST 15 Mpa, PROJECTING A MINIMUM OF 200mm BEYOND THE EDGES OF BEARING PLATES, UNLESS OTHERWISE NOTED.

e) BUILD MASONRY TIGHT INTO WEBS OF ALL WALL BEARING STEEL BEAMS AT THEIR POINTS OF BEARING.

E. STRUCTURAL STEEL

1. CONFORM TO THE REQUIREMENTS OF CAN/CSA-S16-01.
2. CONFORM TO THE REQUIREMENTS OF CAN/CSA G40.21M GRADE 300W EXCEPT THAT WIDE FLANGE MEMBERS ARE TO BE GRADE 350W, UNLESS OTHERWISE NOTED.
3. BOLTS, NUTS AND WASHERS- ASTM A325-M79 EXCEPT THAT HOOKED ANCHOR BOLTS SHALL BE FABRICATED FROM ROD CONFORMING TO CAN/CSA G40.21M GRADE 300W.
4. SUBMIT SHOP DRAWINGS AND CALCULATIONS FOR STRUCTURAL STEEL TO BE REVIEWED BY THE CONSULTANT.

DESIGN NOTES:

A. GENERAL

1. ROOF LOADS:

i. THE ROOFS HAVE BEEN DESIGNED FOR A BASIC SNOW LOAD OF 2.0kPa.

ii. ROOFS HAVE BEEN DESIGNED FOR A DEAD LOAD OF 1.12kPa.

2. FLOOR LOADS:

i. BALCONIES HAVE BEEN DESIGNED FOR A LIVE LOAD OF 4.8kPa RESPECTIVELY.

ii. BALCONIES HAVE BEEN DESIGNED FOR A DEAD LOAD OF 0.72kPa.

3. WIND LOADS:

i. THE DESIGN WIND FORCES HAVE BEEN CALCULATED IN ACCORDANCE WITH THE NATIONAL BUILDING CODE USING THE "SIMPLE" PROCEDURE DESCRIBED IN THE SUPPLEMENT TO THE NATIONAL BUILDING CODE OF CANADA.

ii. THE DESIGN OF THE STRUCTURE FOR WIND IS BASED ON AN HOURLY WIND PRESSURE OF 0.41kPa FOR A 1 IN 50 YEAR OCCURRENCE AND 0.32kPa FOR A 1 IN 10 YEAR OCCURRENCE.

ISSUED FOR PERMIT: DECEMBER 27, 2014

1-119 Grace Street
Toronto Ontario M6J 2S6
T 416.659.8115
christopher@cucco.ca www.cucco.ca

CUCCO. engineering + design

Seal

LICENSED PROFESSIONAL ENGINEER
C.D. CUCCO
90563735
PROVINCE OF ONTARIO

Title

St Joseph's On the Mount
Peterborough ON

GENERAL NOTES

Project No.	Date
14-041	27-12-14
Designed By	Scale
CDC	NTS
Checked By	Sheet No.
CDC	S-10

Appendix B

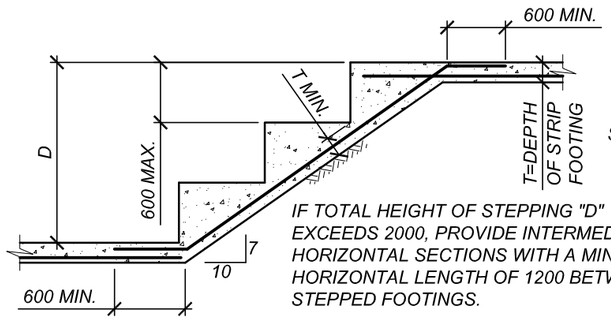
ABBREVIATIONS

0001

A.BOLT	=	ANCHOR BOLT
ADJ.	=	ADJUSTABLE
ALT.	=	ALTERNATE
ARCH.	=	ARCHITECTURAL
B	=	BOTTOM
BLL	=	BOTTOM LOWER LAYER
BUL	=	BOTTOM UPPER LAYER
BLDG.	=	BUILDING
BM.	=	BEAM
BP.	=	BASE OR BEARING PLATE
BSMT.	=	BASEMENT
C/C	=	CENTRE TO CENTRE
℄	=	CENTRE LINE
CANT.	=	CANTILEVER
COL.	=	COLUMN
CONC.	=	CONCRETE
CONSTR.	=	CONSTRUCTION
CONT.	=	CONTINUOUS
c/w	=	COMPLETE WITH
DET.	=	DETAIL
DIAG.	=	DIAGONAL
DIA.	=	DIAMETER
Ø	=	DIAMETER, BAR DIAMETER
DIM.	=	DIMENSION
D.J.	=	DOUBLE JOIST
DO.	=	DITTO
D.L.	=	DEAD LOAD
DWG.	=	DRAWING
DWL.	=	DOWEL
EA.	=	EACH
EA.F.	=	EACH FACE
EA.W.	=	EACH WAY
EL.	=	ELEVATION
ELECT.	=	ELECTRICAL
ELEV.	=	ELEVATOR
E-W	=	EAST-WEST
EQ.	=	EQUAL
EXIST.	=	EXISTING
EXP.J.	=	EXPANSION JOINT
EXT.	=	EXTERIOR
F.F.	=	FAR FACE
FDN.	=	FOUNDATION
FIN.	=	FINISHED
FL.	=	FLOOR
FTG.	=	FOOTING
GA.	=	GAUGE
GALV.	=	GALVANIZED
GEN.	=	GENERAL
H. HOR.	=	HORIZONTAL
HH	=	HOOKED EACH END
INT.	=	INTERIOR
JT.	=	JOINT
kN	=	KILONEWTON
kg	=	KILOGRAM
kN.m	=	KILONEWTON METRES
kN/sq.m	=	KILONEWTON PER SQUARE METRE
kN/m	=	KILONEWTON PER METRE
L.L.	=	LIVE LOAD
LG.	=	LONG
LLV.	=	LONG LEG VERTICAL
LLH.	=	LONG LEG HORIZONTAL
MAX.	=	MAXIMUM
MECH.	=	MECHANICAL
MEZZ.	=	MEZZANINE
MIN.	=	MINIMUM
MISC.	=	MISCELLANEOUS
ML	=	MIDDLE LAYER
mm	=	MILLIMETRE
MOM.	=	MOMENT
m	=	METRIC,METRE
MPa	=	MEGAPASCAL
Mf	=	FACTORED MOMENT
N	=	NEWTONS
N.F.	=	NEAR FACE
N-S	=	NORTH-SOUTH
NTS.	=	NOT TO SCALE
OWSJ	=	OPEN WEB STEEL JOISTS
OPEN	=	OPENING
PL.	=	PLATE
P.C.	=	PRECAST
PROJ.	=	PROJECTION
R	=	REACTION
RAD	=	RADIUS
REF.	=	REFERENCE
REINF.	=	REINFORCING,REINFORCEMENT
REQ'D	=	REQUIRED
REV.	=	REVISION,REVISED
r/w	=	REINFORCED WITH
SECT.	=	SECTION
SDF	=	STEP DOWN FOOTING
SL.	=	SLAB
SPEC'S.	=	SPECIFICATIONS
STD.	=	STANDARD
SQ.	=	SQUARE
STRUCT.	=	STRUCTURAL
T	=	TOP
T.J.	=	TIE JOIST
TLL	=	TOP LOWER LAYER
TUL	=	TOP UPPER LAYER
TEMP.	=	TEMPERATURE
TYP.	=	TYPICAL
U/N	=	UNLESS OTHERWISE NOTED
U/S	=	UNDERSIDE
Vf	=	FACTORED SHEAR FORCE
V. VERT.	=	VERTICAL
WWF	=	WELDED WIRE FABRIC
w/	=	WITH
wD; wL	=	UNIFORMLY DISTRIBUTED LOADS

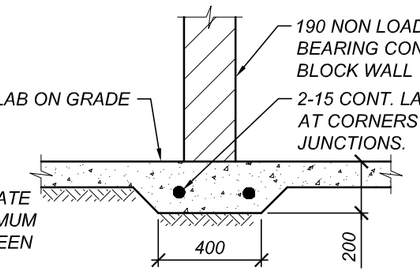
WALL FOOTINGS

0306

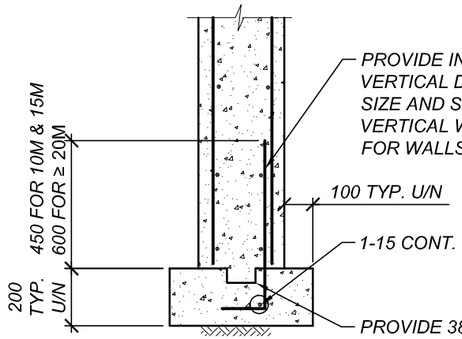


IF TOTAL HEIGHT OF STEPPING "D" EXCEEDS 2000, PROVIDE INTERMEDIATE HORIZONTAL SECTIONS WITH A MINIMUM HORIZONTAL LENGTH OF 1200 BETWEEN STEPPED FOOTINGS.

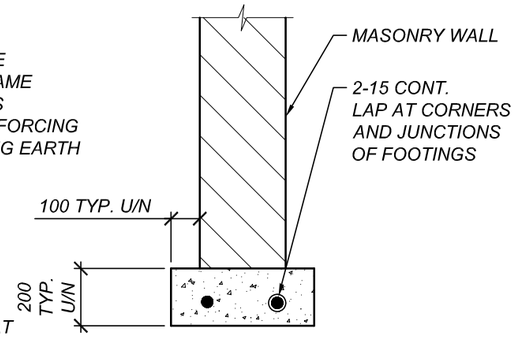
TYPICAL STEPPING DETAIL FOR STRIP FOOTINGS MARKED SDF (STEP DOWN FOOTING) ON PLAN



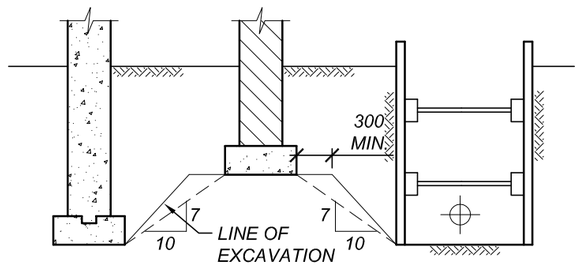
SLAB THICKENING UNDER 140mm AND 190mm NON LOAD BEARING WALLS



STRIP FOOTINGS FOR CONCRETE WALLS



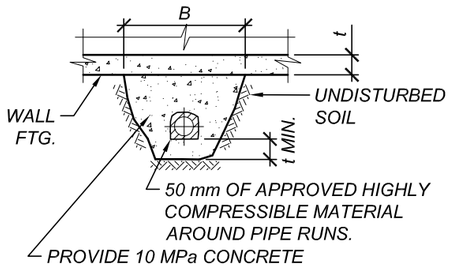
STRIP FOOTING FOR ALL LOAD BEARING WALLS AND THOSE NON LOAD BEARING GREATER THAN 190mm THICK



ADJUST FOOTING ELEVATIONS SHOWN ON DRAWINGS IF NECESSARY TO MAINTAIN THE MAX. 7 TO 10 SLOPE BETWEEN FOOTINGS AND ADJACENT EXCAVATIONS FOR DRAINS OR OTHER ITEMS.

RELATION TO ADJACENT FOOTINGS AND EXCAVATIONS

WHEN 'B' EXCEEDS 2000 mm FOOTING SHALL BE STEPPED DOWN FROM BOTH SIDES



PIPES CROSSING BENEATH CONT. WALL FOOTINGS

ISSUED FOR PERMIT: DECEMBER 27, 2014

1-119 Grace Street
Toronto Ontario M6J 2S6
T 416.659.8115
christopher@cucco.ca www.cucco.ca
CUCCO. engineering + design

Seal

LICENSED PROFESSIONAL ENGINEER
C.D. CUCCO
90563735
2014-12-27
PROVINCE OF ONTARIO

Title

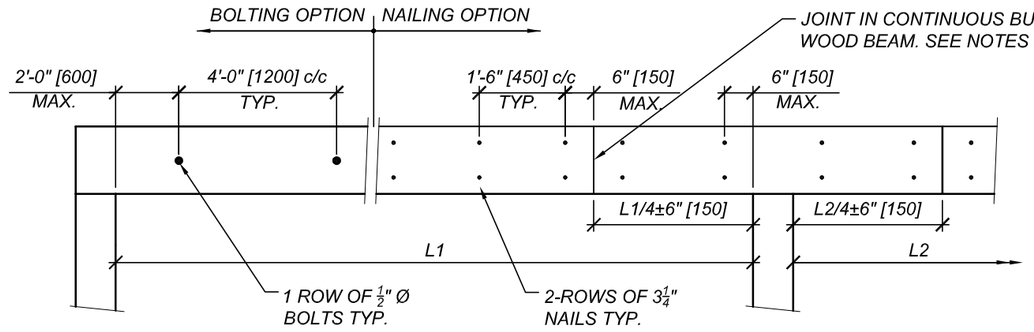
St Joseph's On the Mount
Peterborough ON

TYPICAL DETAILS

Project No.	Date
14–041	27–12–14
Designed By	Scale
CDC	NTS
Checked By	Sheet No.
CDC	S–11

BUILT-UP WOOD BEAMS

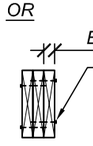
0604



JOINTS SHALL BE MADE IN SUCH A WAY THAT:

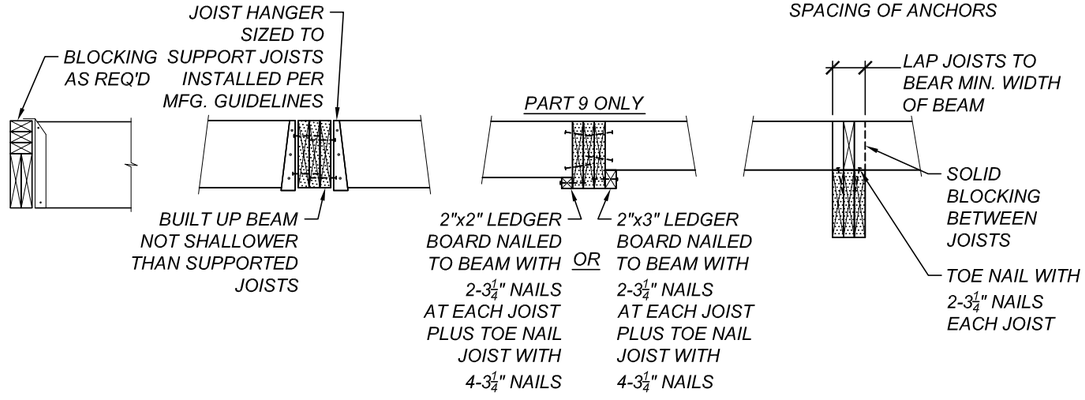
1. JOINTS SHALL BE LOCATED AS SHOWN ABOVE.
2. JOINTS SHALL ONLY BE MADE IN MULTIPLE SPAN BEAMS WHICH ARE CONTINUOUS OVER THEIR SUPPORTS AS INDICATED ON PLAN. PLIES OF BEAMS INDICATED AS SINGLE SPAN BEAMS SHALL NOT HAVE JOINTS.
3. JOINTS SHALL NOT BE MADE NEAR END SUPPORTS.
4. NOT MORE THAN ONE JOINT SHALL OCCUR IN ANY INDIVIDUAL MEMBER WITHIN ANY ONE SPAN NOR WITHIN TWO ADJACENT SPANS.
5. JOINTS SHALL NOT BE MADE IN ADJACENT MEMBERS OF A BUILT-UP BEAM AT THE SAME LOCATION.
6. NOT MORE THAN HALF OF THE MEMBERS WITHIN A BUILT UP BEAM SHALL BE JOINED AT ANY ONE LOCATION.
7. THE ABOVE REQUIREMENTS ARE BASED ON THE PROVISIONS OF PART 9 OF THE BUILDING CODE AND MAY NOT BE SUITABLE TO STRUCTURES FALLING OUTSIDE THE SCOPE OF PART 9

OR



FASTENING OF BEAMS

NOTE: SEE ABOVE FOR SPACING OF ANCHORS



SUPPORT OF JOISTS

NOTES:

1. THE PLIES OF 4- AND 5-PLY BEAMS ARE TO BE FASTENED USING BOLTS ONLY. 2- AND 3-PLY BEAMS MAY BE NAILED OR BOLTED.
2. 4- AND 5-PLY BEAMS ARE TO BE TOP LOADED WHENEVER POSSIBLE; THEY MAY BE SIDE LOADED PROVIDED THEY ARE LOADED EQUALLY FROM BOTH SIDES.

ISSUED FOR PERMIT: DECEMBER 27, 2014

1-119 Grace Street
Toronto Ontario M6J 2S6
T 416.659.8115
christopher@cucco.ca www.cucco.ca
CUCCO. engineering + design

Seal

Title

St Joseph's On the Mount
Peterborough ON

TYPICAL DETAILS

Project No. 14–041
Date 27–12–14
Designed By CDC
Scale NTS
Checked By CDC
Sheet No. S–12

Appendix B

1895

1904

Appendix B

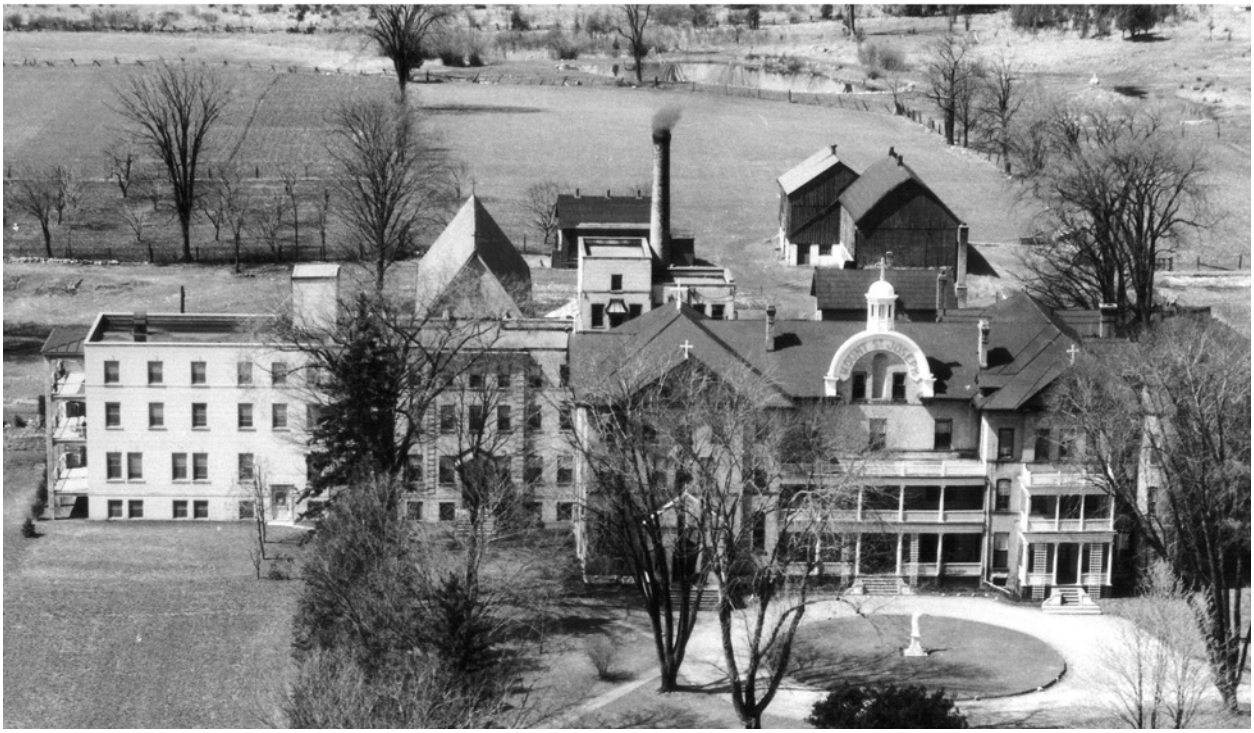
1911

1920

HISTORICAL FEATURES:
[NO LONGER PRESENT IN THE CURRENT BUILDING]
1. 3RD TIER BALLUSTRADES
2. WINDOW SHUTTERS
3. WATERFALL STAIRCASES
4. LANDSCAPING

1934

1952



Appendix B

1952

APPENDIX

Heritage Designation as provided by Peterborough Architectural Conservation Advisory Committee.
Heritage designation for architectural, and/or historical reasons under the Ontario Heritage Act.

Reviewing the documentation available from the PACAC, the following is a list of relevant concerns in restoration of the verandah's at Community no the Mount:

•Style/Type
The property is a notable, academically perfect or early example of a particular architectural style, purpose, type or convention.
•Construction
The property is a notable, innovative, or early example of a particular method of construction, assembly or use of building materials.
•Designer/Builder
The property was designed by, or attributed to, a noteworthy architect, engineer, builder, craftsperson, landscape architect, or artist who has made a significant contribution locally, provincially, and/or nationally.
•Composition
The property is particularly attractive or unique because of the excellence of design, artistic merit, aesthetic qualities, composition, craftsmanship and/or detailing.
•Trends/Patterns/Themes
The property is associated with, and effectively illustrative of, broad patterns of cultural, social, political, military, economic and/or industrial history. It fits the property into a broader historical context.
•Persons
The property is associated with the life or activities of a person, family, group, organization, or institution that has made a significant, noteworthy or influential contribution to the community, province and/or nation.
•State of Preservation/Alterations
The exterior of the property retains most or all of its original design elements and materials of construction. Alterations or additions (if any) have been minor in nature or have been applied in a sensitive and compatible manner.
If alterations or additions are sufficiently old and sensitive, they should be judged on their own merits as integral parts of the building.

•Condition
The property is in excellent structural condition.
This criterion should be considered only if the structural condition can be assessed accurately.
•Site
The property occupies its original site and foundation.
Property may not be rated as highly if it is not on its original foundation, if it has been re-oriented, or if it has been relocated.
•Adaptability
The property would be adaptable to compatible re-uses without it having a harmful affect on the architectural and/or historical significance of the property.

Peterborough Architectural Conservation Advisory Committee (PACAC),
City Hall, 500 George Street North,
Peterborough, Ontario, Canada, K9H 3R9.
Telephone: 705-743-5180

Appendix B
COMMUNITY ON THE MOUNT
Contact Information

Andi van Koeverden
Strategic Advancement Director
The Mount Community Centre
1545 Monaghan Rd
Peterborough,ON., K9J 5N3
705-875-5095
www.themountpeterborough.com
themountpeterborough@outlook.com

Neil Campbell
Architect
FR205-33 Beaver Lake Rd.
Trent lakes,ON,K0L1J0
neilcampbell@asidearchitects.ca
p 705 812 2451
c 416 841 6963

Roger Adams
Adams Construction Services
705 745 4956

Chris Cucco
Structural Engineer
1-119 Grace St.
Toronto,ON., M6J 2S6
p 416 659 8115
christopher@cucco.ca

Erik R. Hanson, M.Sc.
Heritage Resources Coordinator
City of Peterborough
705-742-7777 ext. 1489
ehanson@peterborough.ca

Flemming College
School of Trades & Technology Sutherland Campus
599 Brealey Drive, Peterborough,ON.

Appendix B

January 2015.

Neil Campbell
aside architects
FR205-33 Beaver Lake Rd.,RR1, Trent Lakes,ON.,K0L1J0
neilcampbell@asidearchitects.ca